

# Boutique Retail Unit

'E Class Use'

# TO LET

Total area

22.69 m<sup>2</sup> / 243.26 sq. ft

14 Mill Lane, Woodford Green,  
Essex





**Location**

Situated within a niche parade of shops within Woodford Green 'Village' that falls within the local conservation area. Mill Lane runs from High Road, Woodford Green (A104) and The Square amongst many local restaurants, bars, delicatessen's, gyms, beauty and other business that thrive from the affluent residential catchment.

**Description**

Lock up shop with rear kitchenette, approximate net internal areas below: -

**Ground floor**                      **22.69 m2**                                      **243.26 sq. ft.**  
**Arranged as 2 areas**

**Tenure**

New Lease to agreed.

**Rent:**

Offers are sought in the region of **£12,000** per annum exclusive.

**Rates:**

Applicants are advised to check with the local authority to confirm the rates.

**Legal Costs:**

Ingoing tenant to pay a contribution to the landlord's legal fees.

**Viewing strictly by appointment only via sole agents**

**Jason Grant - 020 8506 9900 / 020 8506 9905**



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