

Fully Rented Shop & 2 Bed Flat FOR SALE

*96 & 96a Snakes Lane East,
Woodford Green, Essex IG8 7HX*

- Freehold
- Fully Rented
- Close to Woodford Green Station
- Individually Rented
- Total Income - £33,800 pax
- Price - £525,000



Location:

The premises are located within this popular shopping area being close to Woodford's Central Line Station. Nearby traders include Pizza Hut Delivery, Domino's Pizza as well as many local independent traders. Snakes Lane East joins up to Woodford Bridge at the junction with Chigwell Road which provides access to Chigwell in one direction as well as well as Charlie Browns Roundabout in the alternate which joins up to the A406 (North Circular).

Description:

Comprising a large retail unit on the ground floor together with a 1st floor 2 bed flat accessed from the rear via a rear service road.

Tenure: Freehold subject to existing tenancies

Tenancy information:

Address	Present Lessee	Accommodation GIA	Lease terms	Current Rent
96 Snakes Lane East Woodford Green	Skin Spark Laser & Beauty Clinic	Shop Area – 118.8 m ² (1270.14 ft ²)	10 Year Lease from 20 th Dec 2018	£20,000 pax
96a Snakes Lane East Woodford Green	Wentworth Property UK Ltd	Self-Contained 2 bed flat - 58.7 m ² (631.84 ft ²) Kitchen/Diner 22 m ² (236.8 ft ²) Bed 1 – 15.5 m ² (166.8 ft ²) Bed 2 – 10.95 m ² (117.86 ft ²) Hallway – 7.6 m ² (81.8 ft ²) Shower Room/WC – 1.2 m ² (12.9 ft ²)	3-year AST from 2018	£1,150 pcm

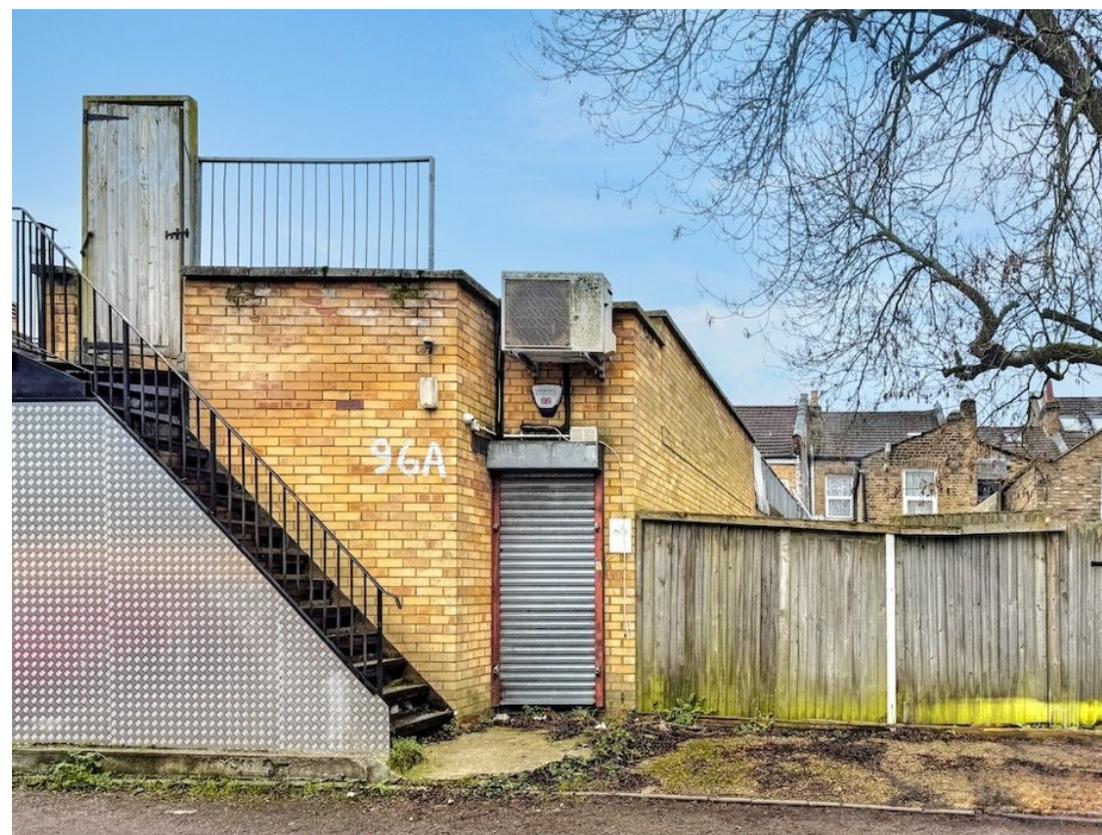
Total Combined rental income - £33,800 pax

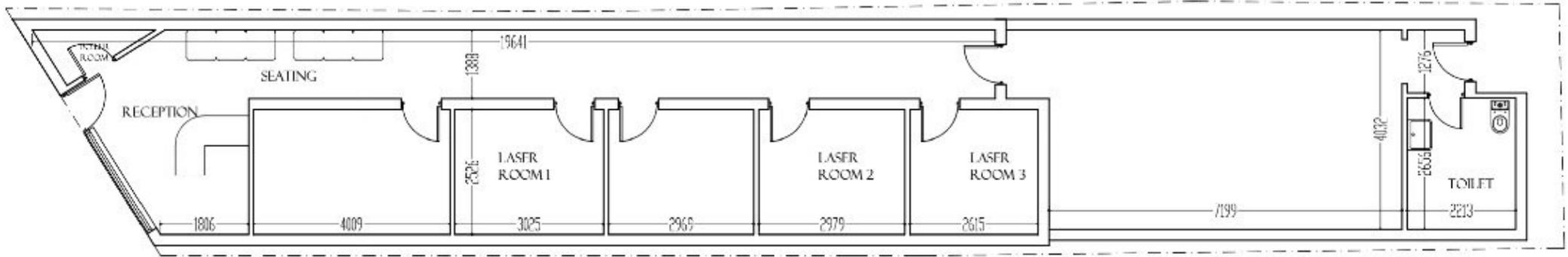
Price

Offers sought in the region of **£525,000**, subject to contract and existing tenancies as above for the freehold interest. A purchase at this level will equate to a net investment yield of 6.23% and a gross investment of 6.4%

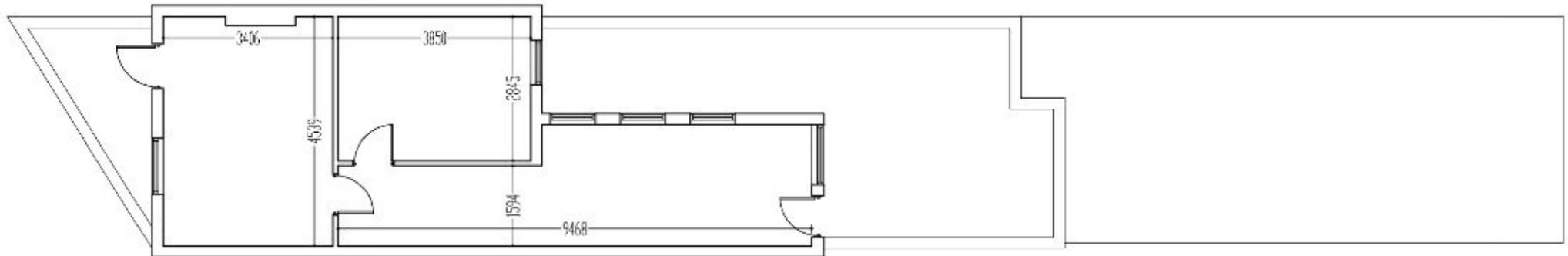
VAT:

The property is not elected for VAT





EXISTING G.F PLAN



EXISTING F.F PLAN

Energy performance certificate (EPC)

96 Snakes Lane East WOODFORD GREEN IG8 7HX	Energy rating	Valid until:	10 October 2027
	C	Certificate number:	9502-3030-0539-0990-1305

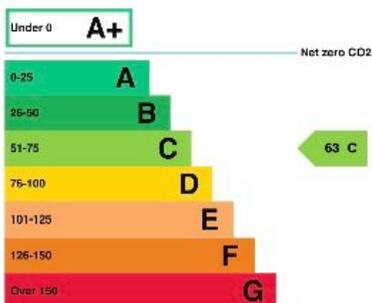
Property type	A1/A2 Retail and Financial/Professional services
Total floor area	102 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	31 B
If typical of the existing stock	92 D

Energy performance certificate (EPC)

96a, Snakes Lane East WOODFORD GREEN IG8 7HX	Energy rating	Valid until:	4 October 2027
	D	Certificate number:	8123-7320-5399-1495-6902

Property type	Top-floor flat
Total floor area	55 square metres

Rules on letting this property

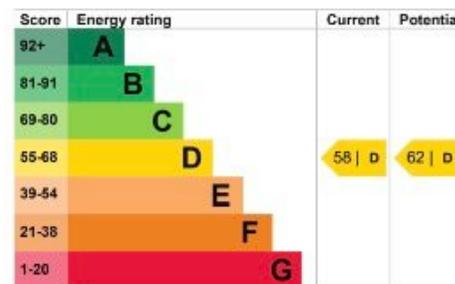
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be D.

[See how to improve this property's energy performance.](#)



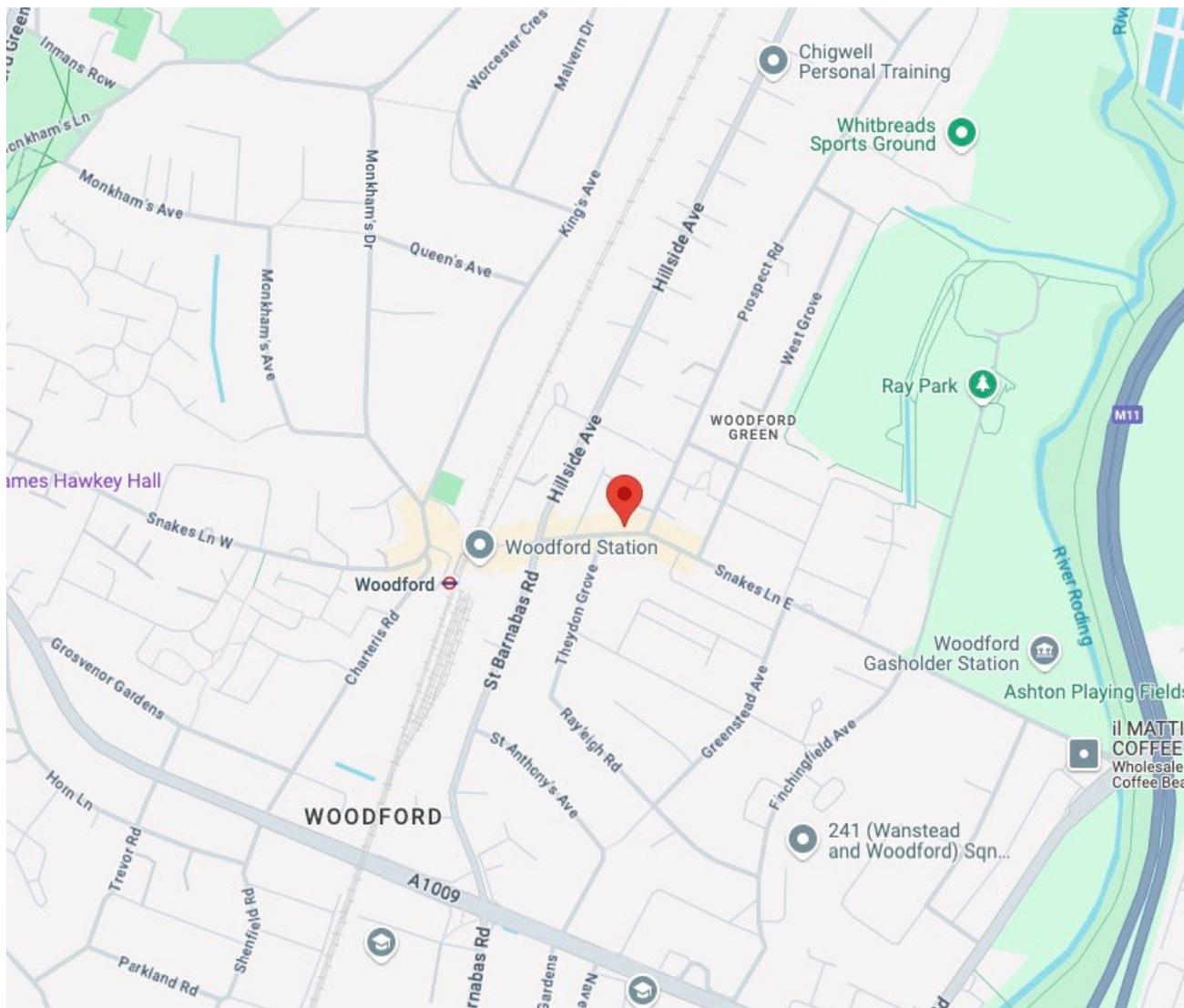
The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



Connaught House, Broomhill Road, Woodford Green IG8 0XR Tel: 020 8506 9900

Legal Costs:

Each party to pay for their own legal fees

Anti-Money Laundering

Due to recent changes in the Anti Money Laundering regulation, it is now standard procedure to undertake a Personal and Company and general AML checks, admin cost of £350 + VAT.

Holding Deposit

Tenants wishing to secure this property may be required to pay a holding deposit to Countrywide Commercial of £3000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proven or the tenant's references, AML, and Credit checks are not acceptable to the landlord. This deposit is held in our client's account until completion.

Viewing strictly by appointment via sole agents

Jason Grant

020 8506 9900

020 8506 9905

jason@countrywidecomm.co.uk