

ADAM STEIN & CO

COMMERCIAL • PROPERTY • CONSULTANTS

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**REFURBISHED GROUND FLOOR UNIT
WITH E CLASS USE
TO LET**

**108 WOOD STREET
WALTHAMSTOW
E17 3HX**

1,104 sq.ft. (102.56 sq.m.)

These particulars do not constitute an offer or contract, contained herein. No responsibility is accepted by Adam Stein & Co. Ltd (and/or their joint agents where applicable) as to the accuracy of these particulars or statements Applicants should satisfy themselves as to the correctness of the details. All rents/prices/premiums quoted are exclusive of VAT (where applicable).

www.adamsteinandco.co.uk

Location

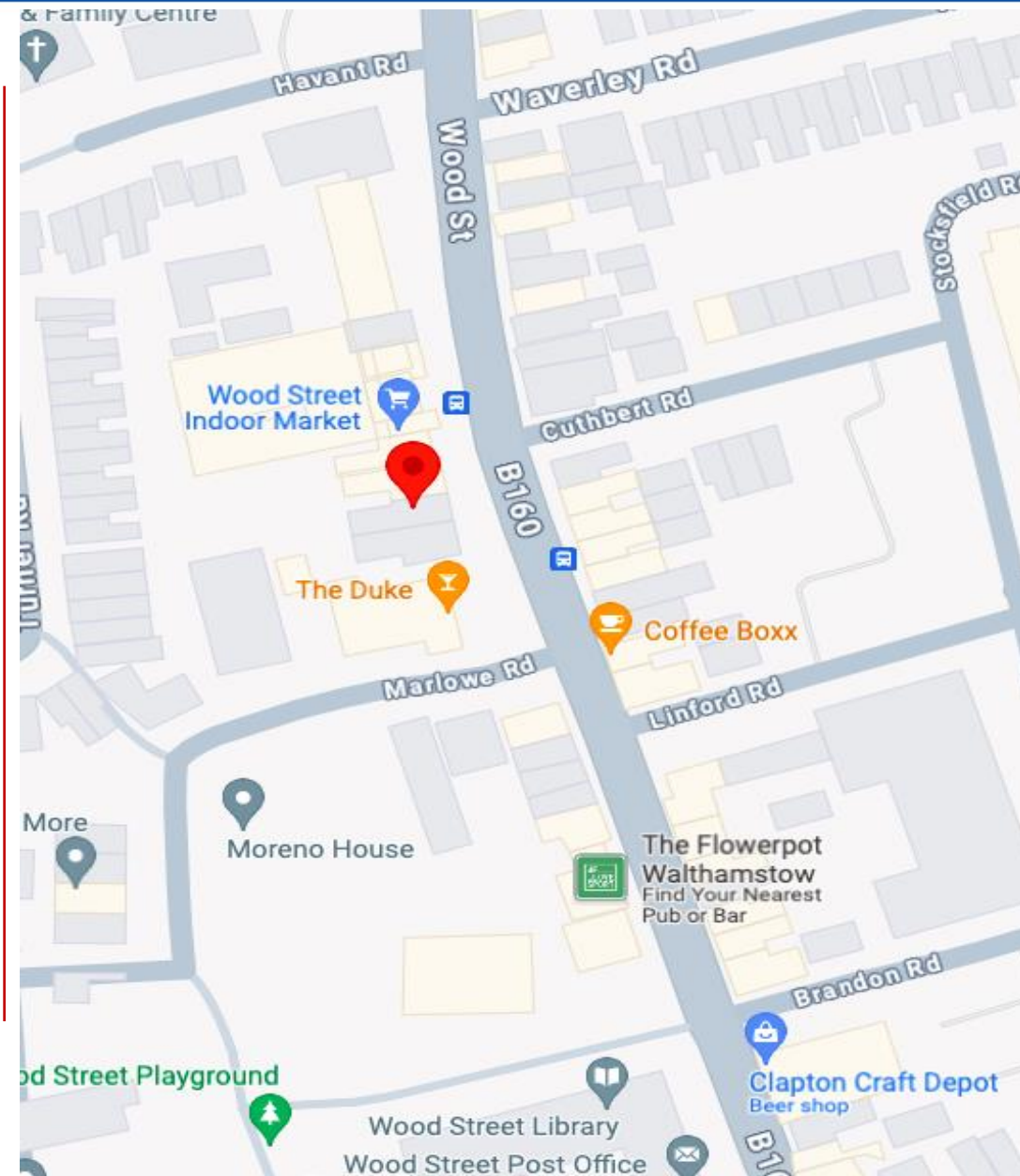
The building is located on the west side of Wood Street opposite the junction with Cuthbert Road in a prime position.

The area has undergone a substantial transformation over recent years with a diverse mix of boutique retailers as well coffee shops and restaurants opening

Wood Street (Zone 4 Overground) station is within very easy walking distance providing quick and easy access to the Liverpool Street (20 minutes) and Chingford (8 minutes).

Bus route W16 Chingford Mount to Leytonstone Station/Grove Green Road passes immediately outside the building.

* Information provided by TfL.



Accommodation

Available accommodation comprises of a ground floor lock up with window frontage most recently trading as a bookmakers.

The unit is divided into a sales area with ancillary office/stores to the rear and is currently undergoing refurbishment.

Approximate floor areas/dimensions as follows:

Internal width:	13'6"	(4.12m)	narrowing to:
	11'7"	(3.53m)	
Sales depth:	56'5"	(17.2m)	
Rear office/store width:	16'11"	(5.16m)	
Rear office/store depth:	21'2"	(6.45m)	

	Sq.ft.	(Sq.m.)
Sales	767	(71.26)
Rear office/Stores	337	(31.31)
Total	1,104	(102.57)

Terms

Tenure

A new lease is available directly from the Freeholder on terms to be agreed.

All rents, prices and premiums are exclusive of VAT under The Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

Legal costs

Each party to be responsible for their own legal costs incurred in this transaction.

Consumer Protection & Money Laundering Regulations

It is recommended that applicants seek independent professional advice before entering into a contract on this property. It is required to gain proof of identity from companies and individuals before accepting an offer for the property.

Administrative fee

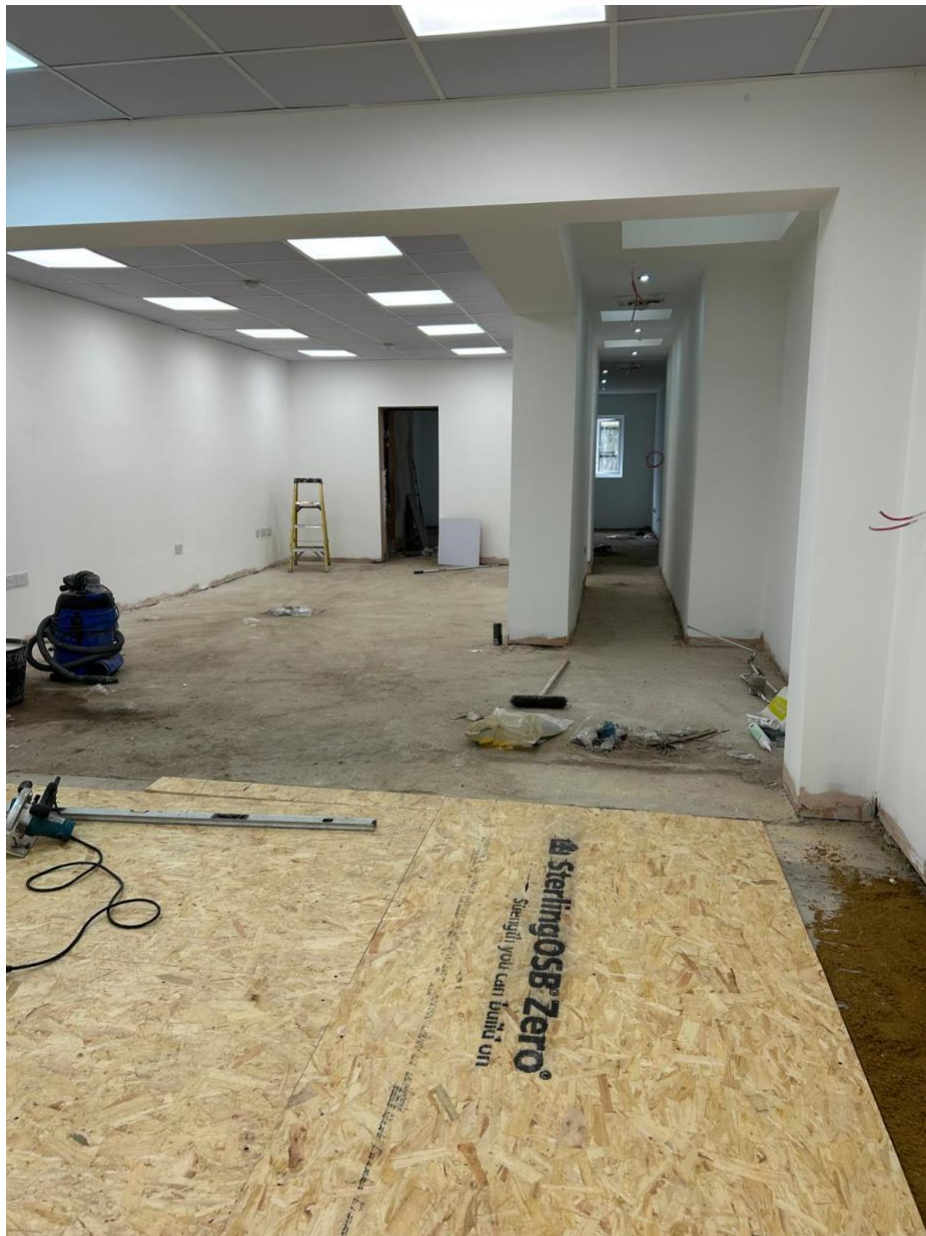
Prior to solicitors being instructed, the prospective Tenant or Purchaser is to pay an administration fee of £100 plus VAT to Adam Stein & Co. Ltd to cover all associated administrative costs including any referencing fees incurred.

Services/Utilities

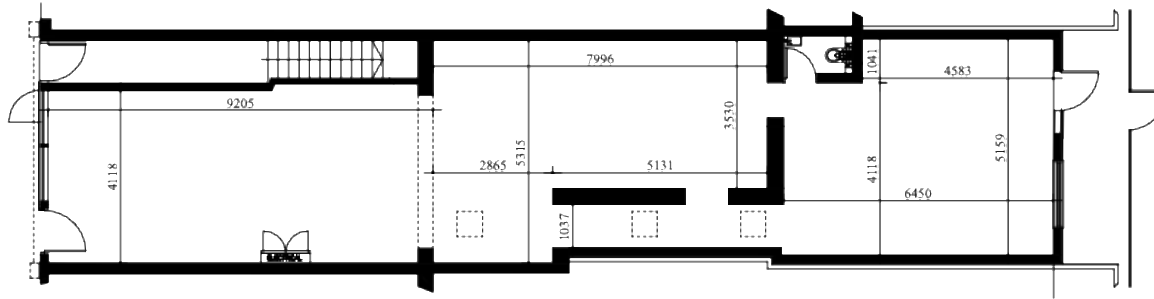
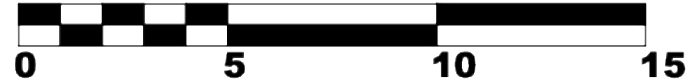
Reference to all/any services, utilities or F & F in these particulars does not imply they are in full and efficient working order.

Viewing

Strictly by prior arrangement via Freeholders sole agents.



SCALE BAR 1:100

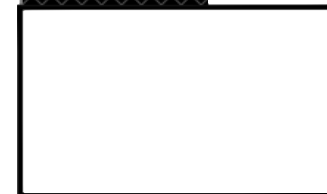


**PROPOSED GROUND FLOOR
108 WOOD STREET
LONDON E17 3HX**

NOTES:

PROJECT:
108 WOOD STREET,
LONDON
E17 3HX

CLIENT:



DRWG. TITLE:
PROPOSED GROUND FLOOR PLAN

DRAWN	CA
CHECKED	CA
SCALE	1 : 100@ A3
DATE: MARCH, 2026	DRAWING NO.: MM-001

INDICATIVE FLOOR PLAN
NOT TO BE RELIED UPON
FOR ANY SCALE