

ADAM STEIN & CO

www.adamsteinandco.co.uk

020 8989 8313

Clarendon House, 117 George Lane, South Woodford, London E18 1AN
t. 020 8989 8313 f. 020 8989 4616 www.adamsteinandco.co.uk @. info@adamsteinandco.co.uk

STUNNING FULLY FITTED CAFÉ/PÂTISSERIE TO LET

425 HIGH ROAD
WOODFORD GREEN
IG8 0XG

1,135 SQ.FT. (105.45 SQ.M.)



(library photo)

Location:

Woodford Green is an attractive north east London suburb approximately 7 miles from the City of London and 8 miles from the West End. The area is bounded by Chingford and Higham's Park to the west, Buckhurst Hill and Loughton to the north, Chigwell to the east and South Woodford to the south. Transport links are superb as the High Road (A104) links north London to Epping whilst the M11 and M25 are also accessible.

Woodford Green is a rural suburb with the London Borough of Redbridge. The immediate area benefits from a wealth of parks and green open spaces as well as benefitting from a host of independent retailers and a booming café society. The building is located in a prominent corner location at the High Road (A104)/Mill Lane junction with heavy passing vehicular traffic throughout the day and well into the evening.

Accommodation: Available accommodation comprises of a ground floor corner lock up shop trading as 'Deli on the Green'. Front of house comprises of a full deli counter and serving area as well as customer seating whilst to the rear is further seating in a charming period environment as well a prep area, customer toilets and a small administration office.

The unit is first class condition having been subject to considerable recent expenditure and has an approximate Net Internal floor Area (NIA) of 1,135 sq.ft. (105.44 sq.m.)

(floor areas provided by the Lessor. Interested parties are advised to satisfy themselves in this regard).

The premises are to be offered with all current fixtures and fittings enabling an ingoing tenant to commence trade immediately. An inventory is available upon request.

(Internal photos)

NB. We further understand that a self-contained 3/4 bedroom flat may also be available to rent if required.

Terms

Tenure: Leasehold.

Lease: A new lease is available for a term to expire no later than 24 March 2032 and subject to periodic rent reviews where necessary. The lease will be contracted outside the 1954 Landlord & Tenant Act.

Rent: Upon application. Rent to be paid quarterly in advance by standing order only on the usual quarter days.

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.

Premium: **TO BE ADVISED.**

Business Rates: To be advised. Interested parties are advised to make their own enquiries to LBoRedbridge in this regard.

Planning: Premises currently benefit from A1 (retail) use. As we understand that the premises used to be a bakery is may be possible to obtain A3 (catering) use although conditional offers on this basis will not be considered. In accordance with good estate management the Freeholder will not consider any uses that conflict with other occupiers within this parade.

Legal Costs: The ingoing tenant will be responsible for both parties reasonable legal costs incurred in this transaction.

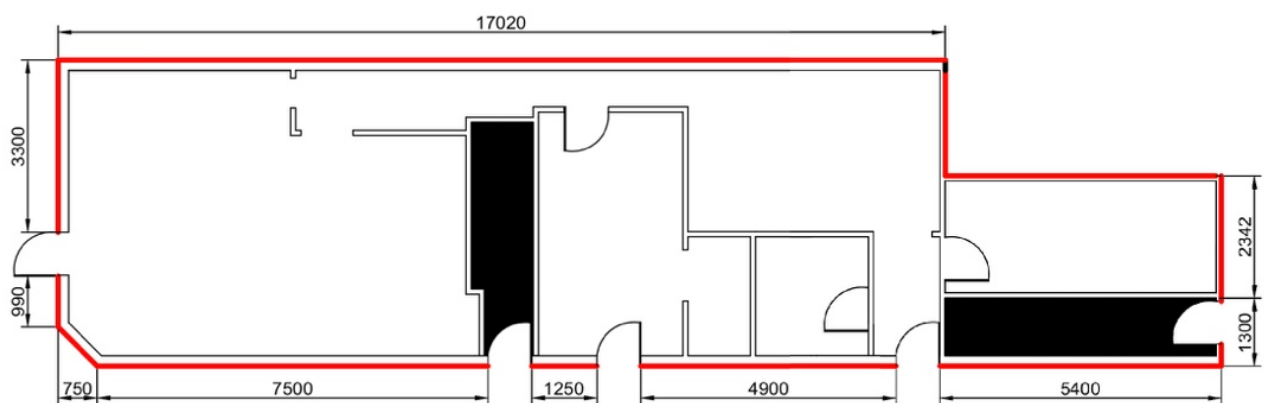
Possession: Immediately upon completion of legal formalities.

EPC: EPC rating E104. A copy of the most recent EPC from 2015 is attached.

Cons. Protection Regulations: It is recommended that applicants seek independent professional advice before entering into a contract on this property.

Money Laundering Regulations: It is required to gain proof of identity from companies and individuals before accepting an offer for any property.

Viewing: Strictly by arrangement via sole agents as above.



(floor plan for indicative purposes only and not to be relied upon for any scale)



Energy Performance Certificate
Non-Domestic Building



425, High Road
WOODFORD GREEN
IG8 0XG

Certificate Reference Number:
0050-4923-0395-3520-9040

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 104 This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 80
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 125.48

Benchmarks

Buildings similar to this one could have ratings as follows:

30 If newly built

88 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.