

**PROMINENT
CORNER SHOP
WITH FORECOURT
AND PRIVATE CAR
PARK**

TO LET

**271 HIGH ROAD
WOODFORD GREEN
IG8 9EG**

**611 SQ.FT. (56.77
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).

Location

The building is located in a highly visible position on the High Road/Fullers Road junction in Woodford Green adjacent to Belgique and Tesco Metro with an extremely high volume of vehicular traffic passing throughout the day.

South Woodford (Central Line) underground station is within walking distance whilst bus routes 179 W13 and pass N55 pass directly past the building.



Accommodation

The available accommodation comprises of a self contained ground floor shop with forecourt, WC and kitchenette. To the rear of the building is a secure car park capable of accommodating 4/5 vehicles.

Internally the unit is in very good decorative order and the Landlord is currently undertaking some ongoing external improvements including a replacement shop front and external painting as well as resurfacing the forecourt and upgrading the disabled access.

We understand that the shop has previously traded as an A2 estate agency use although most recently under A1 retail use for many years we consider the building ideally suited to any of the following subject to change of use where necessary:

A1 - (Retail)

A2 - (Financial and professional services) to include estate/letting & travel agents, recruitment consultants and betting offices.

B1 - (Office)

D1 - (Non-residential institution) to include GP surgery/medical centre, dental surgery, education/supplemental education centre.

Approximate floor areas as follows:

	Sq.ft.	Sq.m.
Ground floor sales	363	33.75
Private office	177	16.41
Kitchen/WC	71	6.61
Total	611	56.77

Amenities

Prominent position	Window grills
Window frontage	Immediately available
Ample parking	Central heating

Terms

Tenure

Leasehold. A new effective Full Repairing & Insuring lease is available directly from the Freeholder on terms to be agreed subject to periodic rent reviews where necessary.

Rent

Upon application. Rent is to be payable quarterly in advance 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.

Business rates

Payable by the Tenant. Interested parties are advised to make their own enquiries in this regard.

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.

Legal costs

Both parties reasonable legal costs are to be borne by the ingoing Tenant.

Possession

Immediately upon completion of legal formalities or sooner by arrangement.

Viewing

Strictly by arrangement via this office.

ADAM STEIN & CO

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