

RARELY AVAILABLE

**18 & 20
THE BROADWAY
WOODFORD GREEN
IG8 0HL**

**TWO ADJOINING
SHOPS WITH UPPERS
FREEHOLD FOR SALE**



Location

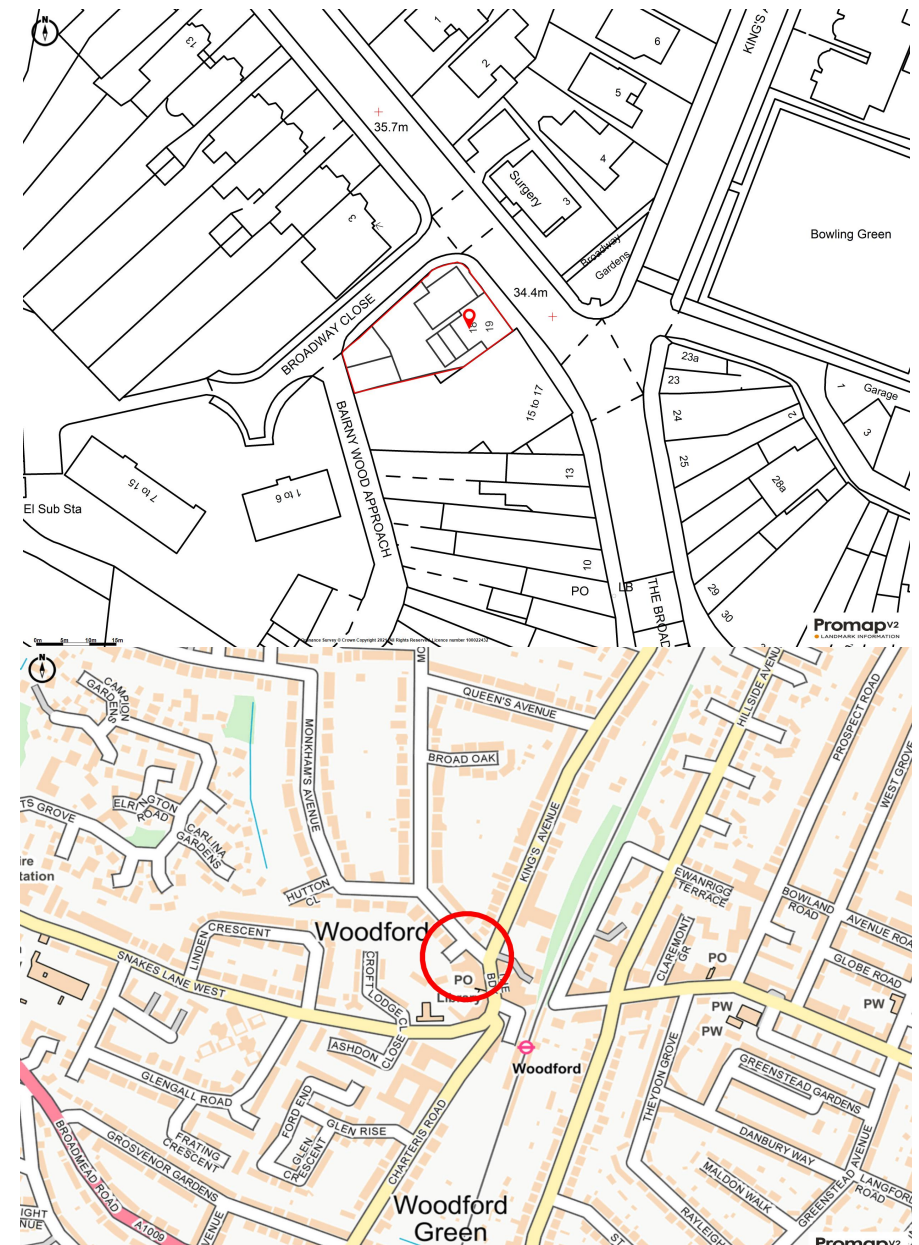
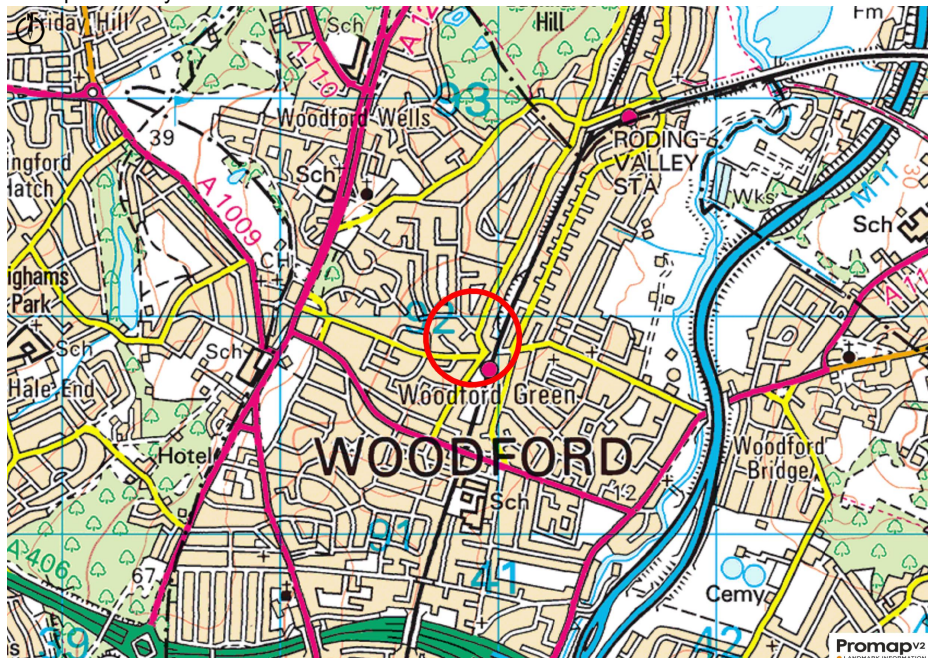
Woodford Green is an area of east London within the London Borough of Redbridge with the Broadway itself representing the main commercial district on the west side of Woodford Station.

This is a highly desirable location mainly consisting of boutique style retailers, coffee shops and restaurants serving an affluent residential community.

The subject properties are located at the end of a mixed use parade at the junction with Monkham's Avenue.

Woodford Station is moments away offering quick and easy access to the City (21 minutes) and West End (Oxford Circus 31 minutes).*

*Information provided by TfL



Accommodation

Available accommodation consists of a 2 storey mixed-use building under a pitched tiled roof comprising 2x ground floor retail units together with 1x 2 bedroom and 1x 1 bedroom flats over the first floor.

To the rear is a shared garden which in turn leads on to a small car park accessed via Broadway Close capable of accommodating up to 6 vehicles.

Both retail units have been subject to recent expenditure and are in extremely good decorative order.

Approximate ground floor areas as follows:

	Sq.ft.	Sq.m.
18 & 19 The Broadway (Salon and premises)	819	76.09
20 The Broadway (Shop and premises)	460	42.74

Floor areas taken from VOA website therefore their accuracy cannot be guaranteed. Interested parties will need to satisfy themselves in this regard.



Schedule of Income and Tenancies

18 The Broadway

Ground floor – Let by way of a 10 year lease to expire 8 July 2027 at a current passing rental of £25,500 pax inside of the 1954 L & T Act to Barry Graham Ltd hair salon. The lease provides for 2x car parking spaces.

First floor - Occupied by Ms L Carver and Mr P Cole under a 12 month AST from 5 July 2020 at a rental of £1,000 pcm. We are advised that Ms L Carver and Mr P Cole have been in occupation for at least 15 years.

We understand that 1 car parking space is demised.

20 The Broadway

Ground floor - Let by way of a 12 year lease to expire 18 October 2021 at a current passing rental of £19,140 pax inside of the 1954 L & T Act to Mr & Mrs S Anwar by way of assignment.

The lease provides for 1x car parking space. Landlord is holding a rental deposit of £9,000.

First floor - Occupied by Miss M Follen under a 12 month AST from 5 July 2020 at a rental of £900 pcm. We understand that 1 car parking space is demised.

Terms

Tenure

The premises are to be sold Freehold subject to the above mentioned tenancies.

Consideration would be given to a sale of either the commercial retail components or residential components individually.

Full terms upon application.

Price

Upon application. The property is not elected for VAT.

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

EPC

An EPC(s) has been commissioned and will be available shortly.

Cons. 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 any property.

Legal Costs

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

Services/Utilities

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

Viewing

Strictly by arrangement via this office.

