

*** DRAFT ***
129 HIGH ROAD
SOUTH WOODFORD
E18 2PA

GROUND FLOOR
SHOP
WITH USE CLASS E
TO LET

WITH OPTIONAL 3x
BEDROOM
MAISONETTE
IF REQUIRED

749 sq.ft. (69.58 sq.m.)

Location

South Woodford is a popular suburb located some 8 miles north-east of Central London close to the junction of the M11 and the A406 North Circular Road.

Local occupiers of note include Waitrose, Nando's, M&S foodhall, Sainsburys, Pizza Express Odeon Cinema and Stratstone Jaguar as well a variety of independent retailers, restaurants and cafes.

The subject property is located in a highly visible location within a secondary retail parade on High Road opposite Waitrose supermarket and moments from George Lane with a very high volume of vehicular traffic passing daily. South Woodford Central Line underground station is within easy walking distance providing the following journey times:

South Woodford to Liverpool Street – 19 minutes

South Woodford to Oxford Circus – 29 minutes

The High Road is served by the following bus routes*:

123 – Lordship Lane to Ilford

179 – North Chingford to Ilford

679 – Bancroft's School to Goodmayes Lane

W13 – Leytonstone Station to Woodford

N55 – Woodford to Oxford Circus Station night service

*Information provided by TfL



Accommodation

Available accommodation comprises of an open plan ground floor lock up shop trading for many years as a hairdresser/salon and most recently as a clothing boutique under A1 retail use.

Loading is via the rear and a single car parking space may be available..

The unit is in first class decorative order having been recently refurbished and has an approximate Net Internal Floor Area (NIA) of 749 sq.ft. (69.58 sq.m.)

We understand that the upper part comprising of a self contained residential 3x bedroom maisonette which has also been recently refurbished could be also included if required.

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

Amenities

- * Busy location directly opposite Waitrose supermarket.
- * High level of vehicle traffic daily
- * Window frontage
- * Electric roller shutter
- * A/C (not tested)
- * WC & Kitchenette
- * Possibility of 1x car parking space
- * Fully refurbished



Terms

Tenure

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

Rent

Offers in the region of £20,000 pax are being sought.

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.

NB

Consideration would be given to a letting of the entire if required. Full terms available upon application.

Business rates

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

Planning

We understand the premises now fall under Class E and therefore potentially suitable for certain food uses.

Conditional offers subject to change of use would be considered.

EPC

An EPC will be available shortly.

Legal costs

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

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.

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 sole agents as above.

ADAM STEIN & CO

COMMERCIAL • PROPERTY • CONSULTANTS

☎ 020 8989 8313

✉ info@adamsteinandco.co.uk

📘 @adamsteinandco

🐦 @adamsteinandco

🏢 Adam Stein & Co Ltd



www.adamsteinandco.co.uk