

Highly Prominent Retail Unit

TO LET

Newly Built Unit

E Class Use

Suitable for *Restaurant, Coffee Shop, Patisserie,
Bakery, Supermarket, Clinic, Health Centre, Day
Nursery, Creche, Offices etc.*

New Lease Available

Size - 1496 ft² / 139 m²

Shell & Core Condition

Affluent Area

4 Parking Spaces

397- 401 High Road

Woodford Green, Essex IG8 0XG



Location:

Located in a prominent position setback from High Road, Woodford within Woodford Green Conservation Area, the property sits adjacent to Miller & Carter restaurant on one side and on the other a parade of popular businesses ranging from Barbers, Estate Agents, Restaurants and Coffee Shops. The area is served well by good bus routes and Woodford Station (Central Line) is within a 5/10-minute walk.

Description:

The property is arranged over the ground floor only, with front parking, rear yard & side access

Ground Floor

Frontage	42.42 ft	12.19 m
Depth	37.51 ft	11.43 m
Unit Size	1496 ft2	139 m2

4 Car Parking Spaces

Permitted use

It has an **E Class** use designation, which means it can be used for various uses, Suitable for *Restaurant, Coffee Shop, Patisserie, Bakery, Supermarket, Clinic, Health Centre, Day Nursery, Creche, Offices etc.*

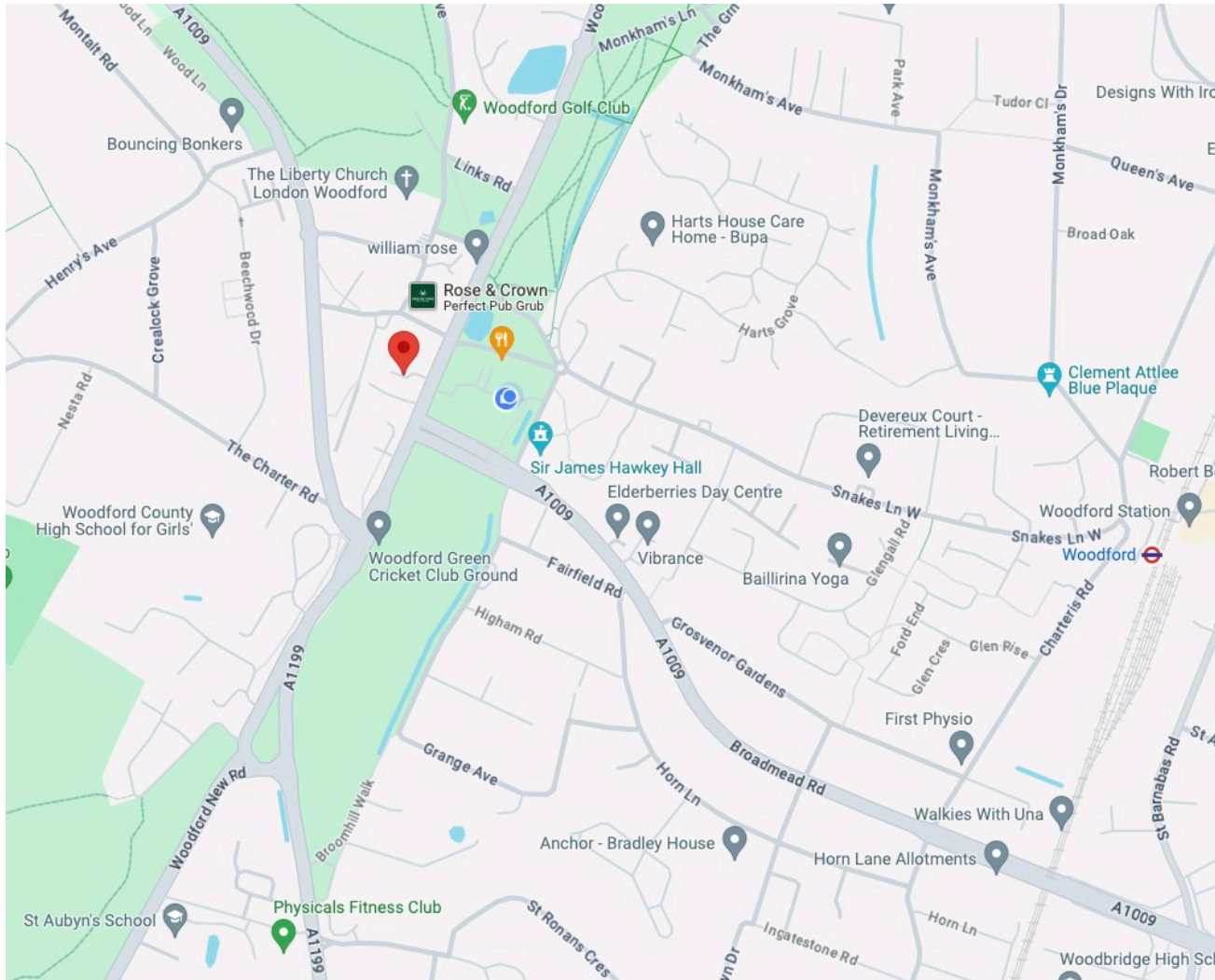
Tenure:

The property is available on a brand-new FRI lease, subject to agreement and will be upward only open market rent reviews.

Rent:

Rental offers in the region of **£65,000** pax subject to contract.





Connaught House, Broomhill Road, Woodford Green IG8 0XR Tel: 020 8506 9900

Rates

To Be Assessed

(Parties are advised to verify with the London Borough of Redbridge)

Legal Costs

The ingoing tenant is to pay towards the landlord legal costs of £1500 + VAT

Reference & Credit Checks

A charge of £350 + VAT may be payable for taking up references on behalf of proposed tenants, this fee is non-refundable after the references have been taken up, whether or not they are accepted by the Landlord.

EPC

Available Upon Request

Viewing

Strictly by Appointment only via sole agents

Jason Grant

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