

Landmark Former Jaguar Showroom

TO LET

Prominent site with wraparound frontage

Former motor showroom (Sui Generis use)

Ground Floor: 824.1 m² (8,872 ft²)

First Floor: 176.6 m² (1,901 ft²)

Basement: 398.07 m² (4,286 ft²)

Rent: **£350,000 pax + VAT**



50–56 High Road,
South Woodford, E18 2QL

Prime Commercial Freehold in South Woodford – Former Jaguar Showroom

A rare opportunity to acquire or lease a landmark motor showroom situated on a highly prominent corner site in South Woodford's bustling High Road.

Offering approximately **15,000 sq. ft** of versatile commercial space across three levels, this distinctive building boasts extensive street frontage, significant visibility, and excellent transport links, including close proximity to South Woodford Underground Station (Central Line).

The property was formerly occupied by Jaguar Land Rover and offers spacious accommodation suited for continued motor trade use.

Located close to popular local amenities including the **Odeon Cinema, Sainsbury's, Marks & Spencer, Nando's, and Waitrose**, the building also benefits from **ample parking to the front and rear**, making it convenient for both customers and staff.

Approximate Floor Areas:

- Ground Floor: 824.1 m² (8,872 ft²) GIA
- First Floor: 176.6 m² (1,901 ft²) GIA
- Basement: 398.07 m² (4,286 ft²)
-

Use:

The property benefits from **Sui Generis** planning classification, specifically designated for **motor showroom** use. This provides a unique opportunity for businesses within the motor trade sector to occupy a prominent, purpose-built showroom with flexible accommodation.

Leasehold rent:

Offers sought in the region of £350,000 per annum exclusive

Terms:

To be agreed

Rateable Value:

The property has a Rateable Value of £107,000, resulting in estimated business rates payable of approximately £54,784 per annum (2025/26)



Basement

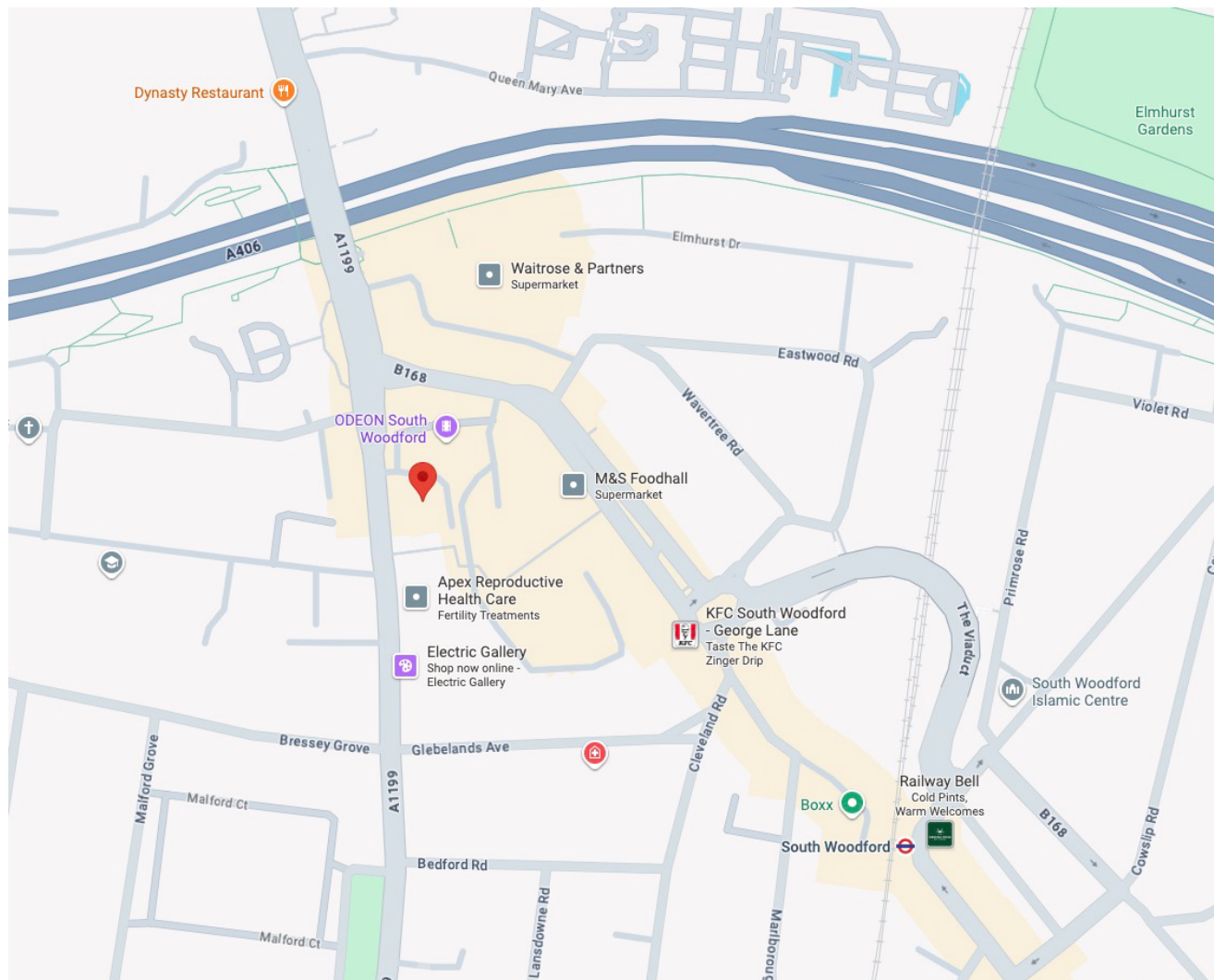


1st Floor Offices





Location Map



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

EPC Rating:

Showroom – Energy Rating E

Certificate available upon request

Legal Costs:

Each party to pay for their own legal fees

Anti-Money Laundering

In accordance with current Anti-Money Laundering (AML) regulations, all tenants will be required to undergo personal, company, and general AML checks. An administration charge of £350 + VAT will apply.

Holding Deposit

Tenants wishing to secure this property may be required to pay a holding deposit to Countrywide Commercial of £5000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proven or the tenant’s references, AML, and Credit checks are not acceptable to the landlord. This deposit is held in our client’s account until completion.

Viewing strictly by appointment via sole agents

Jason Grant

020 8506 9900

020 8506 9905

jason@countrywidecomm.co.uk