



**SMALL MIXED USE
FREEHOLD INVESTMENT**

FOR SALE

**218 HIGH ROAD
WOODFORD GREEN
IG8 9HH**

Location

The building is located at the end of a well known secondary mixed use parade on the High Road Woodford Green close to the St Albans Road junction. This location benefits from an extremely high volume of vehicular traffic passing throughout the day.

South Woodford Underground Station (Central Line Zone 4) is within walking distance providing the following approximate journey times:

South Woodford to Liverpool Street – 19 minutes

South Woodford to Oxford Circus – 29 minutes

South Woodford to Epping – 17 minutes

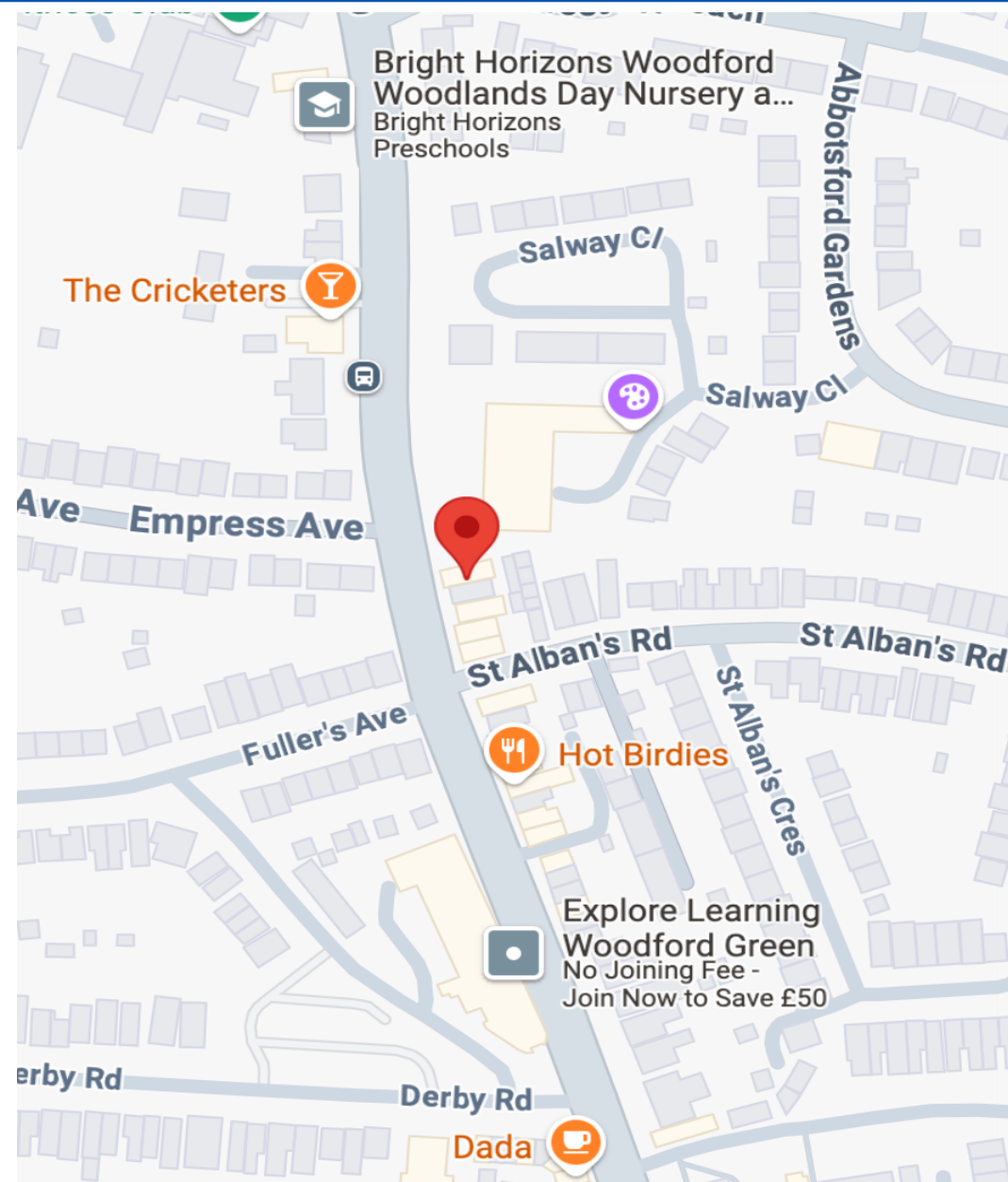
Additionally, the High Road is served by the following bus routes:

179 – Chingford to Ilford

W13 – Leytonstone to Woodford Green

N55 – Woodford Green to Oxford Circus

*Information provided by TfL



Accommodation

The building comprises of a 4 storey end of terrace building over lower ground, ground and 2x upper floors. The ground and lower ground (rear) floors are let on effective FR & I terms whilst the lower ground floor (rear) comprises a vacant 1x bedroom flat with courtyard garden.

The split level maisonette over first and second floors is sold off on a long lease.

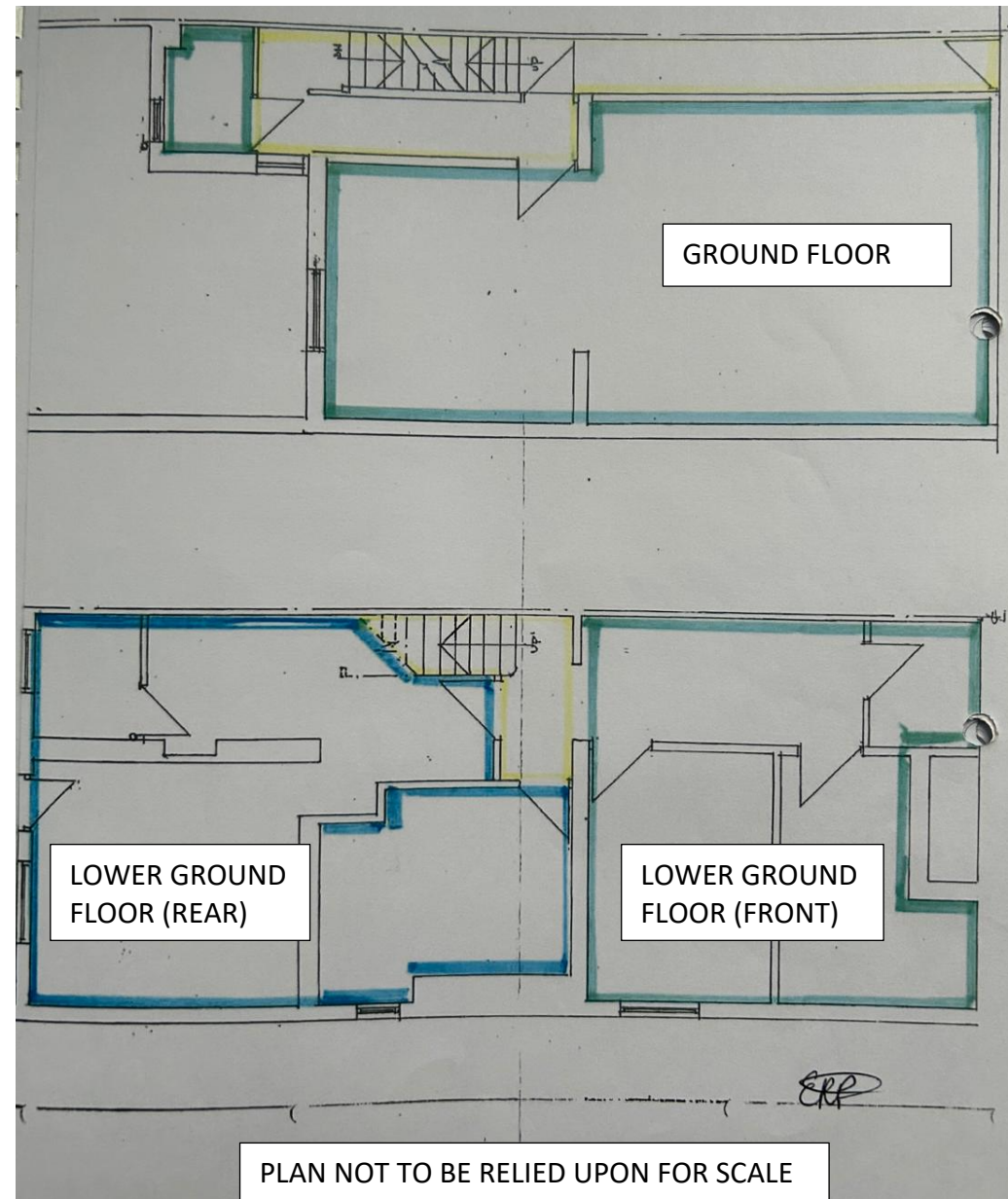
Approximate floor areas and dimensions as follows:

Internal width	15'3" narrowing to 11'3"	
Shop depth	31'1"	
	Sq.ft.	Sq.m.
Ground floor shop	446	41.43
Lower ground floor (front)	356	33.07
Total	802	74.51
L/G floor (rear) 1x bedroom flat	455	42.27

Tenancy

Entire ground and lower ground floor (front) are let to Ms E Payne trading as 'Barking Beautiful' dog groomers and spa for a term of 5 years from 2 January 2022 at a rental of £14,400 pa exclusive.

We understand that Ms Payne will enter into a longer lease of the ground and lower ground floor if required.



Terms

Tenure

The premises are to be sold Freehold subject to the aforementioned tenancy and vacant possession of the basement flat.

We are advised that the Estimated Rental Value (ERV) of the lower ground floor flat is in the order of £1,200 pcm.

Price

Offers in excess of £370,000 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.

EPC

To be advised.

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/or 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.

Legal costs

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

Viewing

Strictly by arrangement via vendors sole agents:

ADAM STEIN & CO

www.adamsteinandco.co.uk

020 8989 8313

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).