

Prime Retail, Restaurant Opportunity by Woodford Station

TO LET

Flexible Class E Use

Allowing a wide range of commercial, business, and service uses including **Restaurant**, **Retail**, **Office**, **Healthcare**, **Fitness**.

- **New Leases Available**
- Ground 710 ft² (66 m²)
- Lower 735 ft² (68 m²)
- Total Area 1445 ft² (134 m²)
- Shell & Core Condition ready to fit out

- **Highly Visible Location**
- **Excellent Footfall**
- **Affluent Area**
- **Adj. Woodford Station**

*10 The Broadway,
Woodford Green, Essex IG8 0HL*



Location:

Situated within the highly sought after location known as The Broadway, Woodford Green a bustling area known for its vibrant community and excellent transport links. This prime location offers high visibility and foot traffic, ideal for retail or service-oriented businesses. The property benefits from nearby amenities such as shops, cafes, and public transportation options, making it convenient for both customers and employees. Woodford Green is known for its leafy suburbs and accessibility to central London, making it a desirable location for businesses seeking a mix of local charm and urban connectivity.

Adjacent to **Belgique, Costa Coffee, Rosso Restaurant**, opposite **Sainsburys Local, Seasons Turkish Restaurant** and close to other multiple traders such as **Cook, The Co-op** and other well-known retailers.

Woodford Underground station is virtually opposite the property with direct routes into London via the Central line tube.

Description: Newly refurbished commercial units arranged over ground, lower ground and mezzanine areas, approximate net areas below: -

- Ground 710 ft² (66 m²)
 - Lower 735 ft² (68 m²)
 - Total Area 1445 ft² (134 m²)
- Shell & Core Condition ready to fit out

Floor Plan available upon request & on page 3

Flexible Class E Use Flexible Class E Use

Allowing a wide range of commercial, business, and service uses including restaurant, retail, office, healthcare, fitness, wellness operators

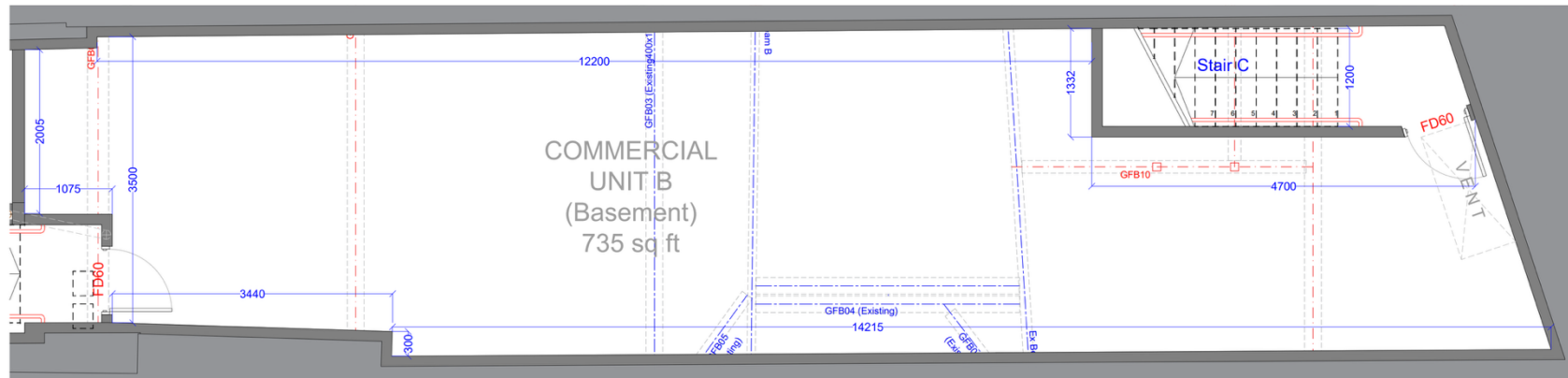
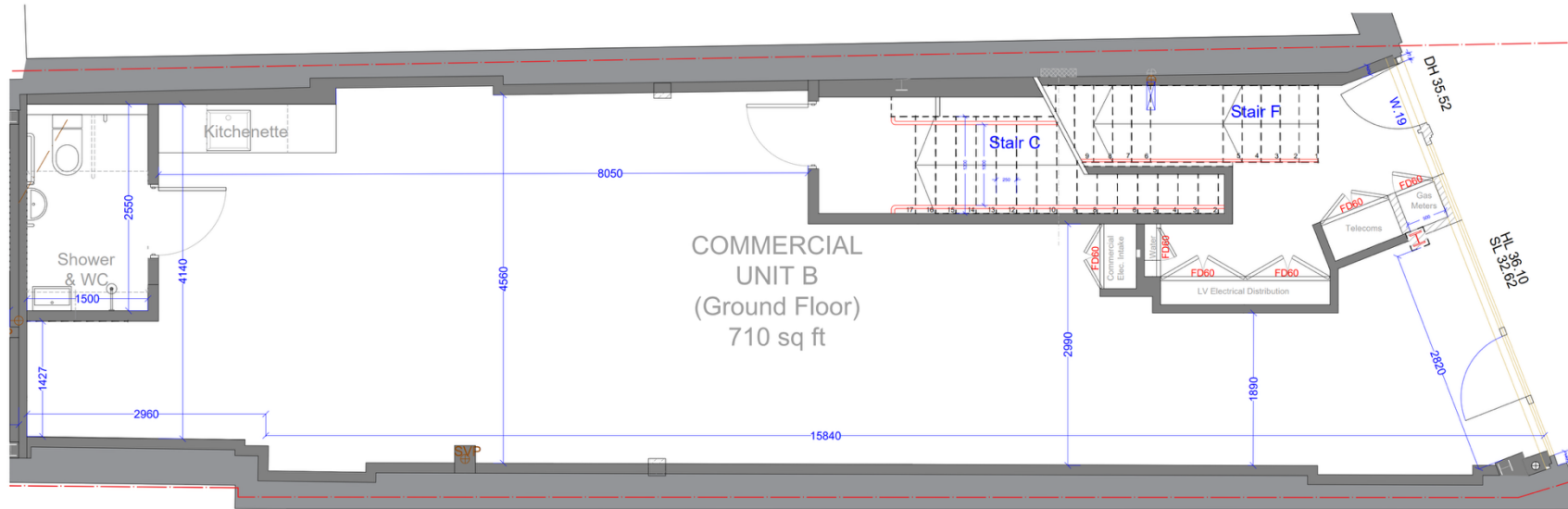
This versatile classification offers occupiers the freedom to adapt the space to suit their needs without requiring a change-of-use planning application, making it ideal for a variety of operators.

Tenure:

New Lease to be agreed.

Quoting Rent:

Ground & Lwr Ground £50,000 pax



FOR BUILDING REGULATIONS

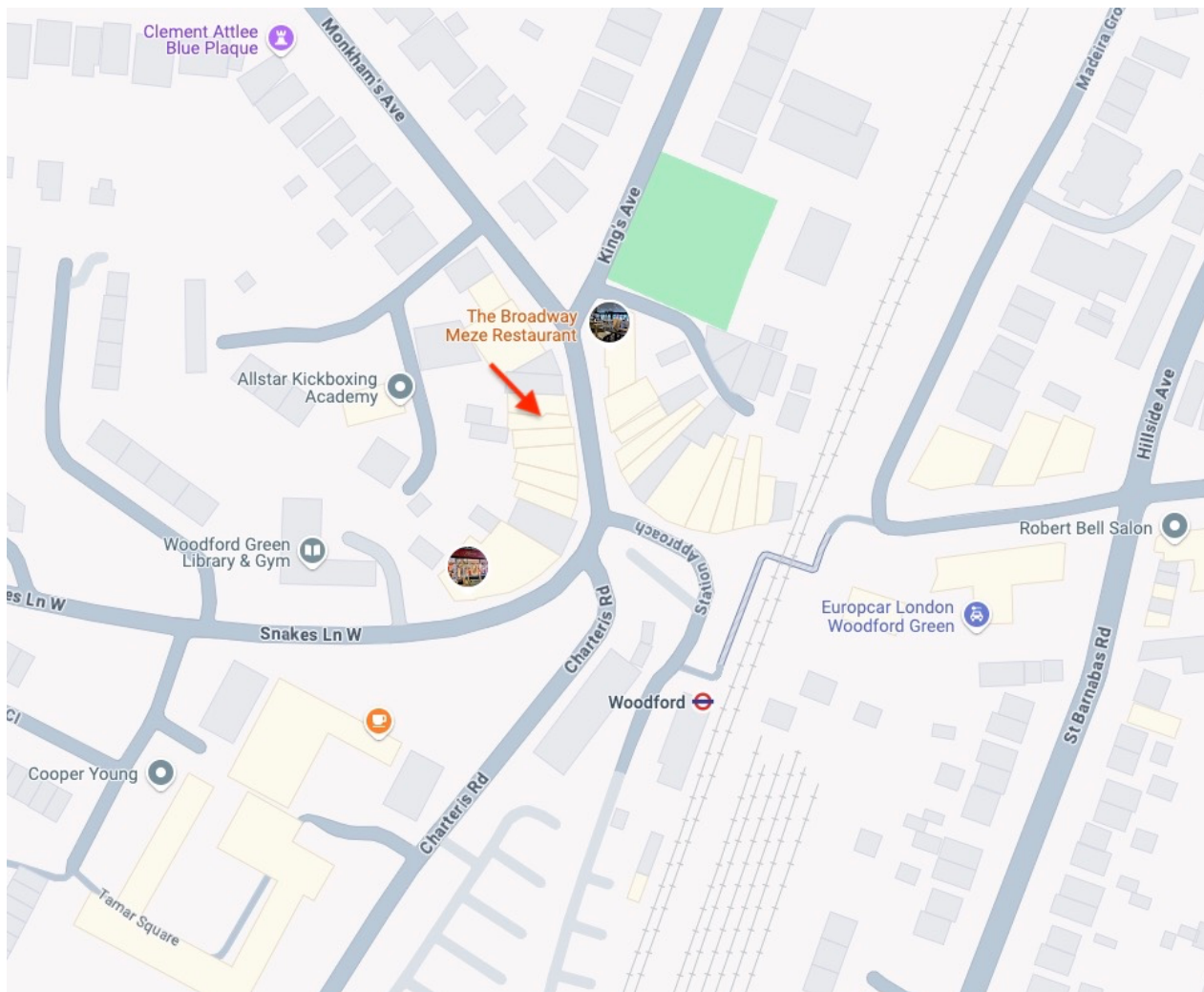
10 The Broadway, Woodford Green

Commercial Space B

APP	REV	DATE
FA_506	104	16
DF	CF	1:50
DF	CF	1:50
		Oct 25

Francis Associates RIBA
COMMERCIAL PROPERTY AGENTS
11 The Broadway, Woodford Green, Essex, UK
E6 9DF



**Rates:**

To be assessed
(n.b interested parties should contact Redbridge Borough Council for verification)

Legal Costs:

Ingoing tenant to pay a contribution of £2000 + VAT to the landlord's legal fees.

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 the Landlord accepts them.

Holding Deposit

Tenants wishing to secure this property may be required to pay a holding deposit to Countrywide Commercial of £2000. 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

07956 380 992

jason@countrywidecomm.co.uk

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