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372 HIGH ROAD
WOODFORD GREEN, IG8



REDIFINING YOUR INVESTMENT JOURNEY

With exclusive access to carefully selected off-market opportunities, we help our members explore a diverse range of property investments — from residential blocks to commercial buildings — tailored to suit different strategies and goals.

FREEHOLD SHOP & UPPERS
WOODFORD GREEN

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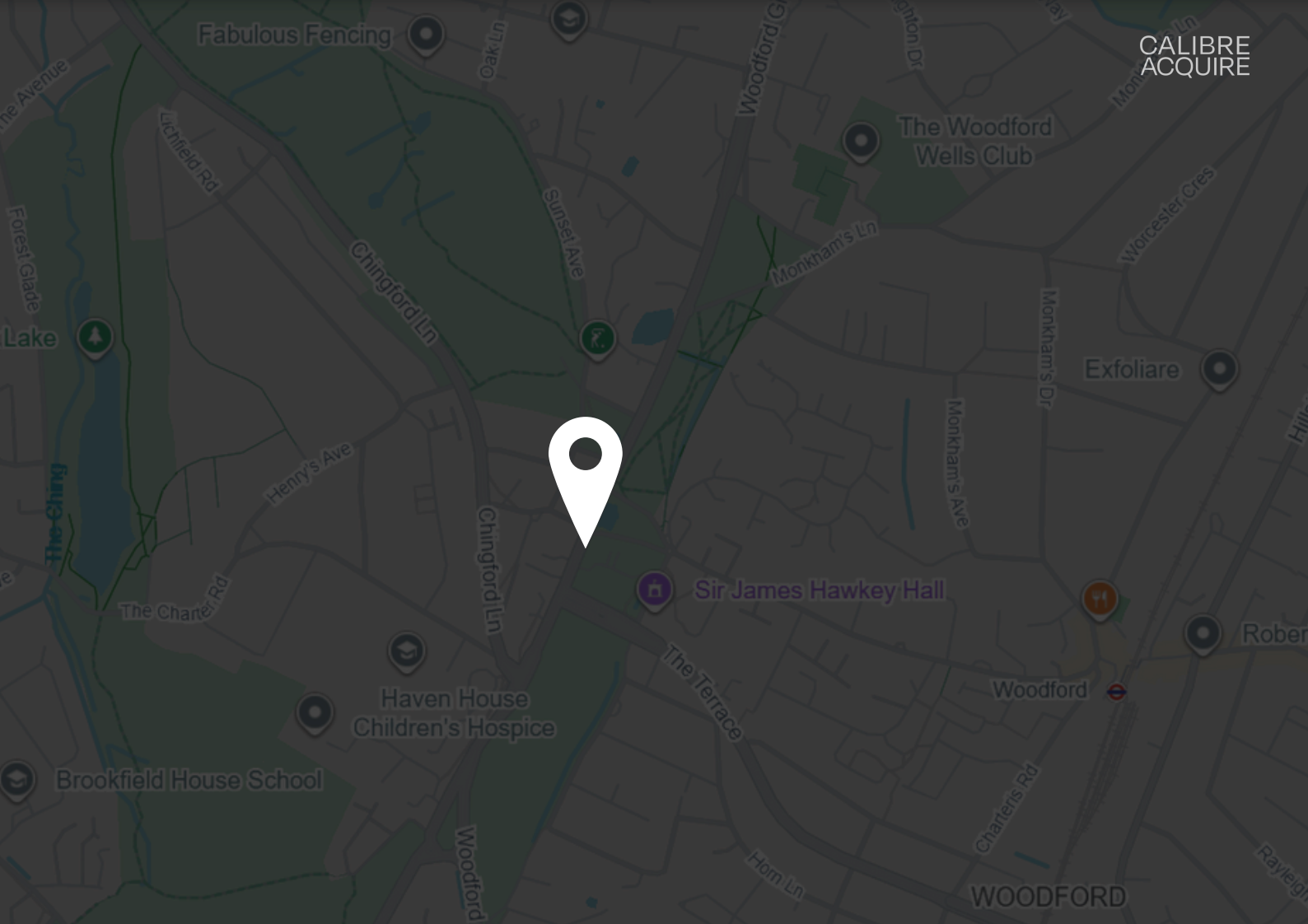
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WOODFORD

**372 HIGH ROAD, WOODFORD GREEN,
IG8 OXQ**

TERRACED BUILDING FOR SALE

KEY PROPERTY INFORMATION

- Freehold shop and uppers investment
- Prominent High Road position in Woodford Green
- Total area approx. 1,644 sq ft
- New 10 year commercial lease in place
- Break clause option and rent review at year 5
- Current rent £27,500 per annum
- Asking price £450,000, open to offers
- Potential stamp duty relief available
- Upper parts offer scope for residential conversion, subject to consent
- Suitable for income-focused investors seeking future planning upside
- VAT Elected

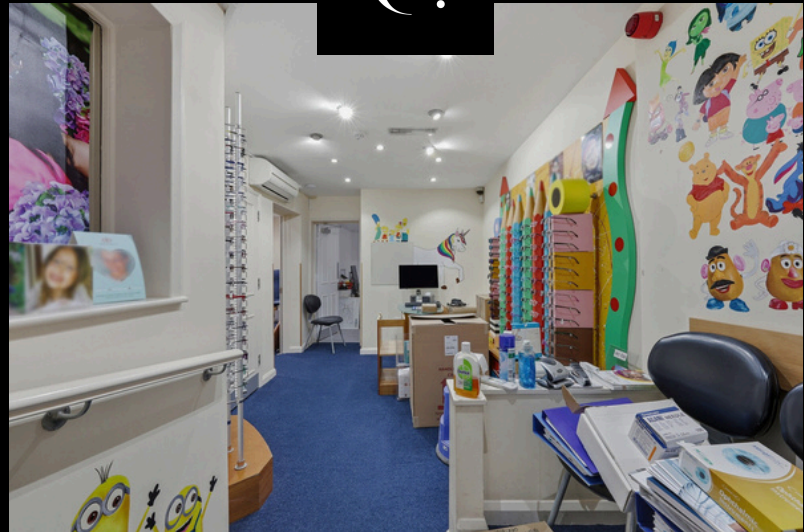
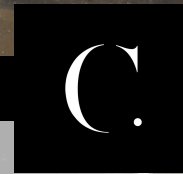
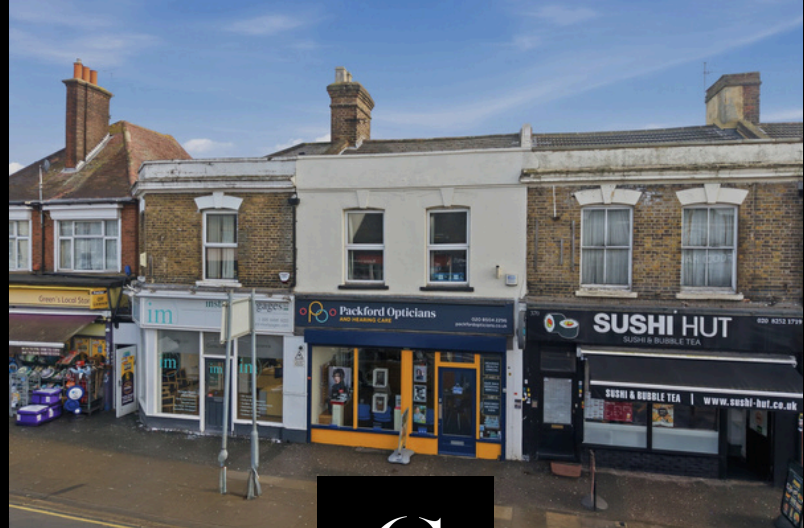
ASKING PRICE: £450,000

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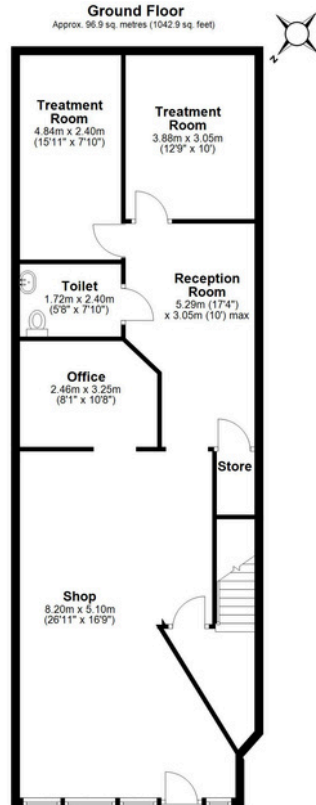
DESCRIPTION

This shop and uppers investment is positioned on the High Road in Woodford Green and comprises approximately 1,644 sq ft arranged over ground and upper floors. The property is let on a new 10 year commercial lease producing £27,500 per annum, with a break option and rent review at year five, providing income security with flexibility. The upper parts offer scope for residential conversion, subject to the necessary consents, creating a clear future value angle. Priced at £450,000 and open to offers, the opportunity may also benefit from potential stamp duty relief, making it suitable for investors seeking income with longer-term planning options.

Tenure: Freehold
Gross Rent: £275,00
Asking Price: £450,000



FLOORPLAN



Total area: approx. 152.8 sq. metres (1644.3 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Plan produced using PlanUp.

High Road

IMAGES





LOCATION & TRANSPORT

Woodford Green sits on the edge of East London and Essex and attracts steady demand from both residential and commercial occupiers. The area benefits from Central line connectivity at Woodford station, providing direct access into the City and West End, which supports strong local spending and tenant retention. Woodford High Road serves as the main commercial thoroughfare, occupied by national retailers, independent operators, and service-led businesses that trade from consistent footfall. The surrounding housing stock is made up of established residential streets, period housing, and larger family homes, which underpins long-term rental demand and supports mixed-use investment strategies.





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Please note that property investments involve risks including loss of capital, illiquidity, default of a borrower and lack of returns. The risks involved will vary by project types, so please make sure you have read and understood the specific risks associated with the investment. Investments should only be made as part of a diversified investment portfolio. Projections or estimated returns are not a reliable indicator of actual future performance and eventual returns or dividends may be lower than predicted.