

Shop To Let - South Woodford, E18

TO LET

239 High Road, South
Woodford, London, E18 2PB

Harston&Co

For more information call us
on 020 3371 0061



Highlights

- Shop to let in a popular local retail parade in South Woodford, London, E18
- Approximately 343 square feet (31.9 square metres)
- Available with a new lease and no premium
- Excellent frontage
- EPC Rating - C

Location

The property is located in a popular parade on High Road, South Woodford. South Woodford tube station is 0.7 miles away which is on the Central Line offering a regular service into central London. The area is well served by buses and the A406, A12 and M11 are all in within close proximity. Nearby occupiers include Tesco Express, Explore Learning, and Grand Trunk Road, as well a range of independent occupiers.

Please note all distances given are approximate only.

Description

A ground-floor commercial unit most recently occupied by a furniture shop. The property measures 343 square feet (31.9 square metres). It would be suitable for a range of uses subject to obtaining the appropriate consents. The unit benefits from rear access and excellent frontage.

Please note that the sizes given are approximate only and are subject to change. All interested parties are advised to rely on their own inspection and survey.

Business Rates

2017 Ratable Value: £10,750

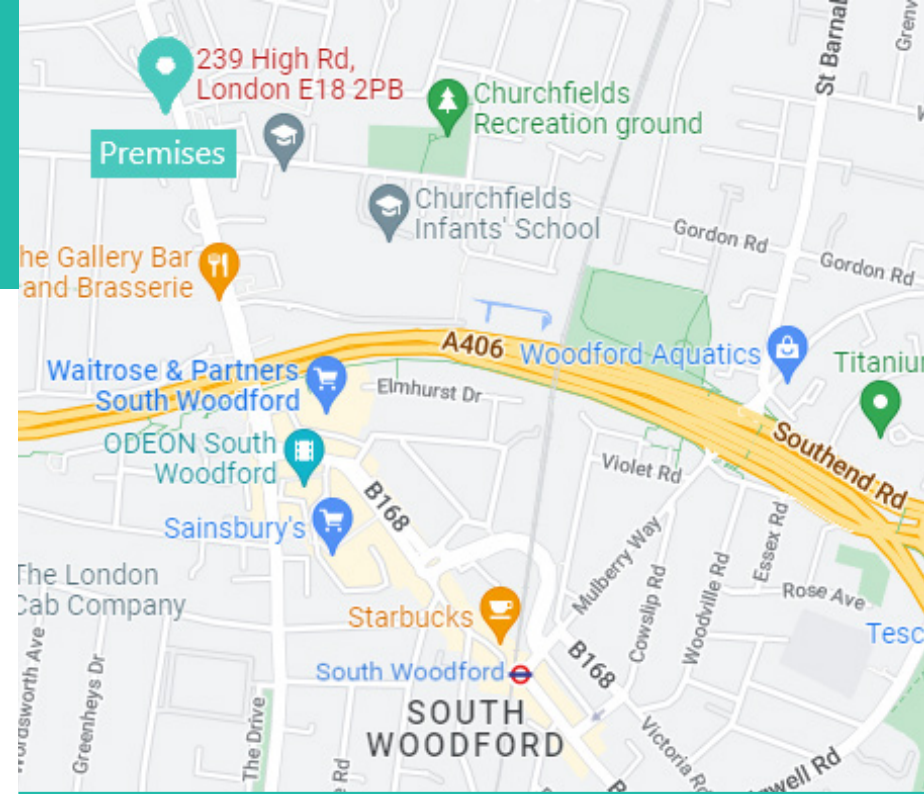
UBR (2021/22): 49.9p/£

Rates Payable: £5,364.25

Some tenants might benefit from small business rates relief. These figures have been provided by the VOA. All interested parties are advised to make their own enquiries to confirm the accuracy of these figures with Redbridge business rates department.

Terms

The property is available with a new FRI lease at £18,000 per annum exclusive, with further terms to be agreed. All negotiations are strictly subject to contract.



Rent:

£18,000 per annum

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[harstonandco.co.uk](https://www.harstonandco.co.uk)

020 3371 0061

info@harstonandco.co.uk

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