



227 HIGH ROAD

SOUTH WOODFORD, E18 2PB

£17,500 PER ANNUM
RETAIL UNIT TO LET

- Ground floor retail unit measuring 880 square feet (81.8 square metres)
- Located within a popular parade on High Road, South Woodford, well-positioned to serve both the local catchment and commuters
- Suitable for a range of uses
- Available with a new lease and no premium
- EPC Rating - C

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Location

The unit is located within a popular parade on High Road, South Woodford, within the London borough of Redbridge. The unit benefits from strong footfall and the high levels of passing vehicular traffic along this busy arterial route connecting East London and Essex, well-positioned to serve both local residents and commuters.

South Woodford is a popular commercial and residential area approximately 8 miles north-east of Central London, offering excellent transport connectivity via South Woodford Underground Station (Central Line), which is within walking distance of the property. The area also benefits from convenient access to the North Circular Road (A406), M11 motorway, and surrounding East London districts. The area is well served by buses.

The immediate vicinity comprises a diverse mix of national retailers, independent operators, restaurants, cafés, and professional services, creating a vibrant and established trading environment.

Please note all times and distances are approximate only.

Description

Ground floor commercial unit measuring 880 square feet (81.8 square metres). It traded as a boutique for many years and is currently arranged as a sales area with fitting rooms with additional storage / staff space to the rear, and a w/c. It would be suitable for a range of uses.

Please note that these sizes given have been provided by HMRC and are approximate only. All interested parties are advised to rely on their own inspection and survey.

Business Rates

2026 Rateable Value: £26,250

UBR (2026/27): 38.2p/£

Rates Payable: £10,027.50

These figures have been provided by HMRC and calculated using the small business retail, hospitality, and leisure multiplier. All interested parties are advised to make their own enquiries to confirm the accuracy of these figures with the London Borough of Redbridge business rates department.

VAT

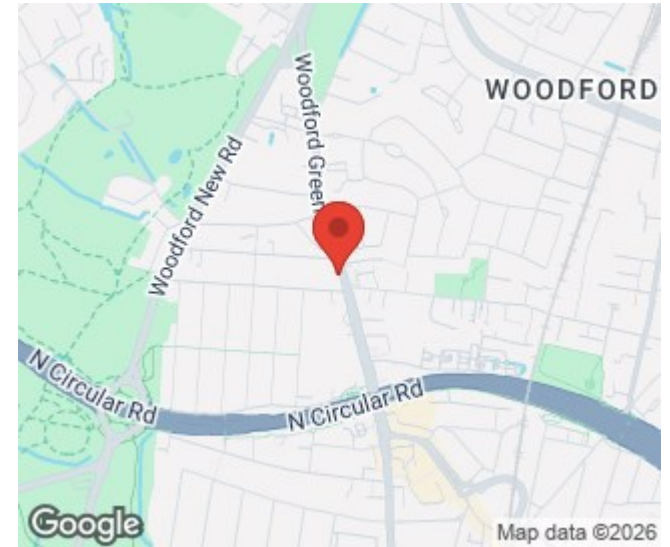
The property is not elected for VAT.

Terms

The property is available with a new FRI lease at £17,500 per annum. All negotiations are strictly subject to contract.

Viewings

Viewings are strictly by appointment through Harston&Co.



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Harston&Co
247 High Road
South Woodford
London
E18 2PB

020 3371 0061
info@harstonandco.co.uk
harstonandco.co.uk
@harstonandco

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