

# Highly Prominent Retail Unit

# TO LET

Newly Built Unit

E Class Use

Suitable for *Restaurant, Coffee Shop, Patisserie, Bakery, Supermarket, Clinic, Health Centre, Day Nursery, Creche, Offices etc.*

New Lease Available

Size - 1496 ft<sup>2</sup> / 139 m<sup>2</sup>

Shell & Core Condition

Affluent Area

4 Car Spaces

397- 401 High Road  
Woodford Green, Essex IG8



**Location:**

Located in a prominent position setback from High Road, Woodford within Woodford Green Conservation Area, the property sits adjacent to Miller & Carter restaurant on one side and on the other a parade of popular businesses ranging from Barbers, Estate Agents, Restaurants and Coffee Shops. The area is served well by good bus routes and Woodford Station (Central Line) is within a 5/10-minute walk.

**Description:**

The property is arranged over the ground floor only, with front parking, rear yard & side access

**Ground Floor**

Frontage	42.42 ft	12.19 m
Depth	37.51 ft	11.43 m
<b>Unit Size</b>	<b>1496 ft<sup>2</sup></b>	<b>139 m<sup>2</sup></b>

4 Car Parking Spaces

**Permitted use**

It has an **E Class** use designation, which means it can be used for various uses, Suitable for *Restaurant, Coffee Shop, Patisserie, Bakery, Supermarket, Clinic, Health Centre, Day Nursery, Creche, Offices etc.*

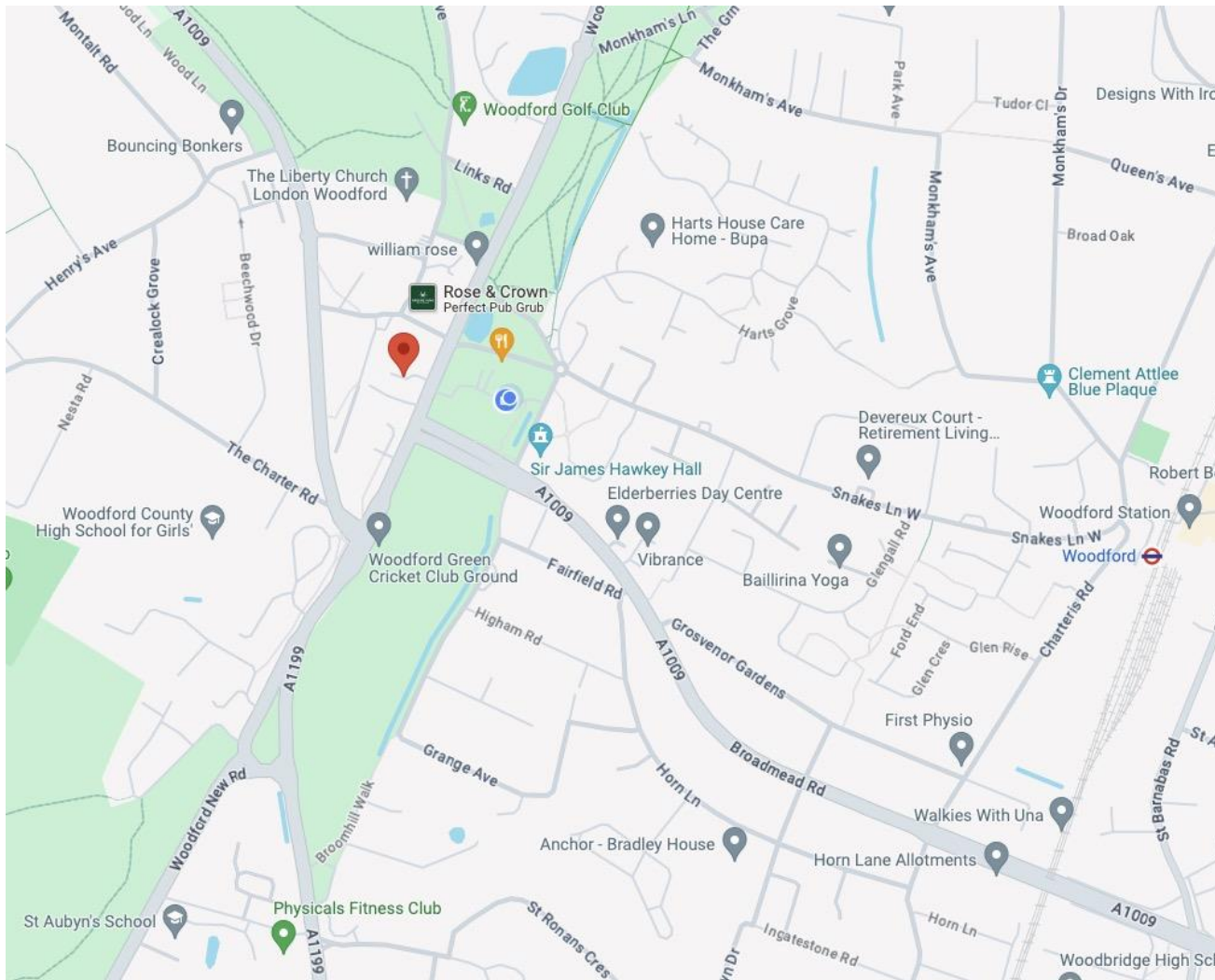
**Tenure:**

The property is available on a brand-new FRI lease, subject to agreement and will be upward only open market rent reviews.

**Rent:**

Rental offers in the region of **£65,000** pax subject to contract.





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

### Rates

To Be Assessed

(Parties are advised to verify with the London Borough of Redbridge)

### Legal Costs

The ingoing tenant is to pay towards the landlord legal costs of £1500 + VAT

### 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 they are accepted by the Landlord.

### EPC

Available Upon Request

### Viewing

Strictly by Appointment only via sole agents

Jason Grant

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