

INCORPORATING...

brian **dadd** commercial

TO LET

£56,000 PER ANNUM

- Double-fronted former vet's practice
- Suitable for a variety of uses
- Ground floor totalling approx 1,580 sq ft
- Includes self-contained 1-bedroom flat above
- Includes rear garden
- Ground floor could be available separately

CONTACT: 020 8501 9220
loughton@clarkehillyer.co.uk
www.clarkehillyer.co.uk

97-99 OAK HILL, WOODFORD GREEN, ESSEX, IG8 9PF



Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.

Location

The premises are located on Oak Hill in Woodford Green, Essex on an established parade comprising a variety of local businesses. Highams Park Train Station (Weaver Line) is less than 0.5 miles from the premises and the area is served by local buses. Access to the A406 (North Circular Road) is via Hale Road and Wadham Road.

Description

Comprising a double-fronted lock-up shop with a self-contained 1-bedroom flat above. The premises were previously occupied by a veterinary practice but would be suitable for a variety of businesses. The property benefits from a rear garden, ancillary storage and rear access. The accommodation is more particularly described as follows:

Sales/office area: 1,418 sq ft (131.7 sq m).

Rear office: 162 sq ft (15.1 sq m)

Total: 1,580 sq ft (146.8 sq m).

Toilet & kitchenette facilities included.

Self-contained first floor flat including kitchen, living room, bathroom, toilet and bedroom.

All measurements quoted are approximate only.

Terms

The whole premises are available on a new full repairing and insuring lease, on terms to be agreed, at a rent of £56,000 per annum. Alternatively, the ground floor may be available without the flat so please let us know if this is of interest.

Business Rates

Waltham Forest Council have advised us of the following in respect of the shop:

2026 Rateable Value: £26,000

2026/27 UBR: 0.432 P/£

2026/27 Rates Payable: £11,232

Interested parties are advised to contact the local authority to ascertain current rate liability.

Council Tax

The flat is in Council Tax Band 'A'.

Legal Costs

To be met by the ingoing tenant.

Viewings

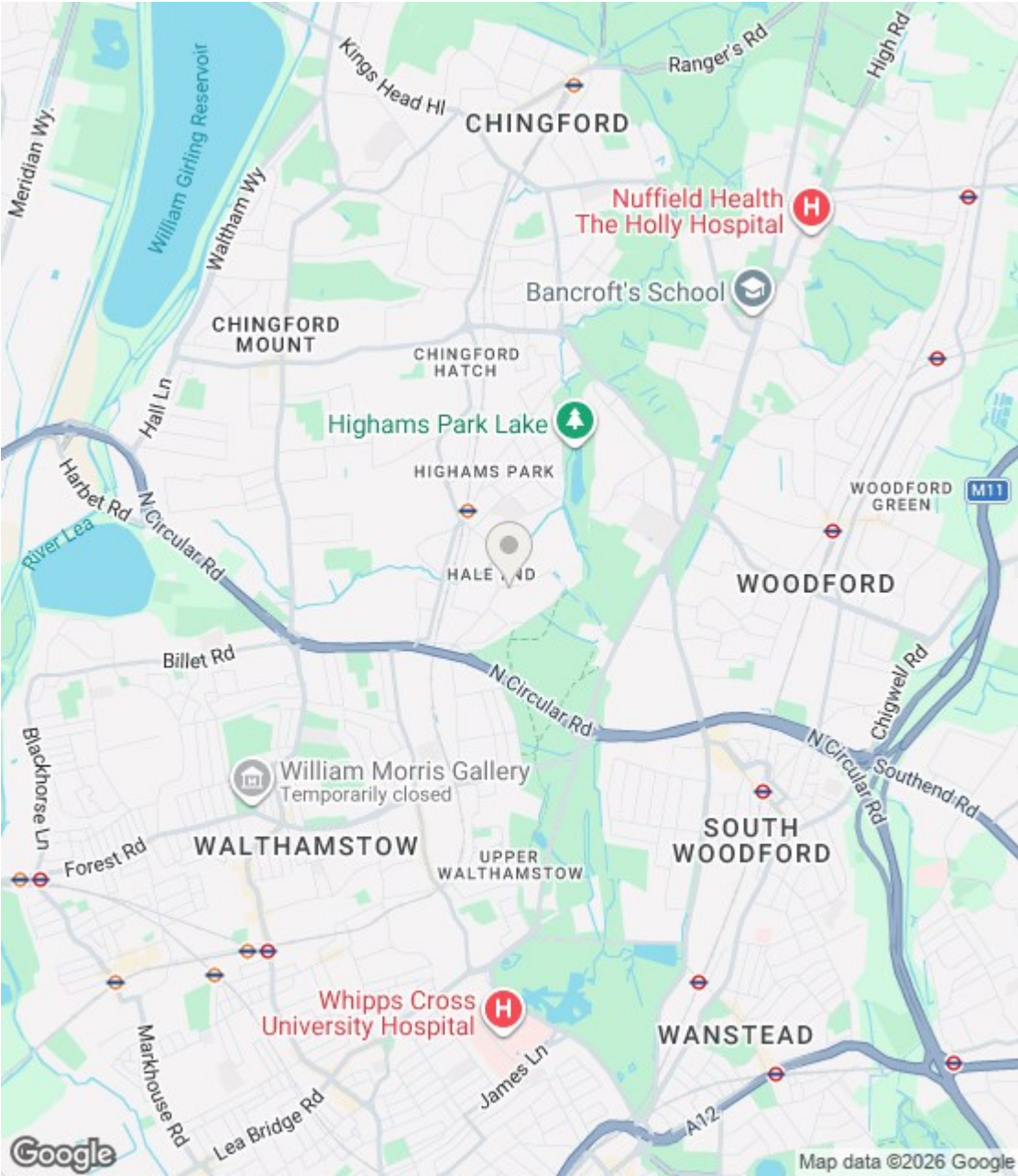
Strictly via agents Clarke Hillyer on 020 8501 9220.

EPC

The shop has an Energy Performance Certificate rating of D and the flat has an EPC rating of E.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	65
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



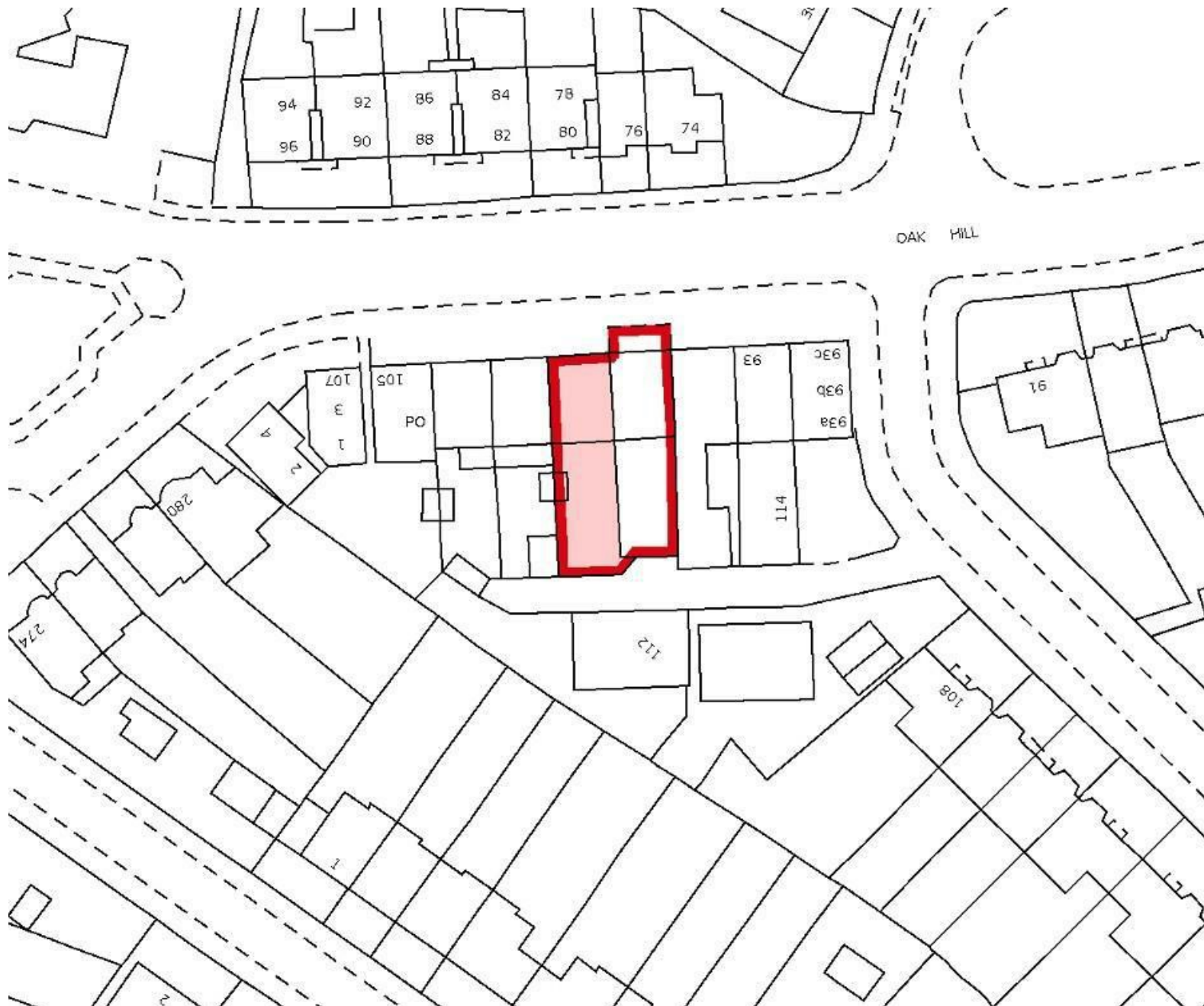
CLARKE
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COMMERCIAL