

INCORPORATING...

brian **dadd** commercial

TO LET

£24,750 PER ANNUM

- Ground floor lock-up shop
- Totalling approx 678 sq ft
- Suitable for a variety of uses
- High Road location
- New lease

463 HIGH ROAD, WOODFORD GREEN, ESSEX, IG8 0XE



Location

Situated on High Road, Woodford Green, where there are a number of shops and offices as well as many cafes/restaurants. Pay by phone parking is available on the street, and business permit bays are also in the vicinity. Woodford Underground Station provides regular direct access to Central London via the Central Line. Access to the motorway network is via junction 4 of the M11 at South Woodford.

Description

Comprising a ground floor lock-up shop which has traded as a bookmakers for many years. The premises would suit a variety of uses and benefit from a kitchenette as well as staff and customer toilets. The accommodation is more particularly described as follows:

Shop area: 678 sq ft (63 sq m).

Kitchenette & staff & customer toilet facilities included.

All measurements quoted are approximate only.

Terms

The premises are available on a new full repairing and insuring lease at a rent of £24,750 per annum. Further terms are to be agreed.

Business Rates

Redbridge Council have informed us of the following:

2026 Rateable Value: £22,250

2026/27 Retail, Hospitality, and Leisure UBR: 0.382 P/£

2026/27 Rates Payable: £8,595

Interested parties are advised to confirm current rate liability with the Local Authority.

Legal Costs

To be met by the ingoing tenant.

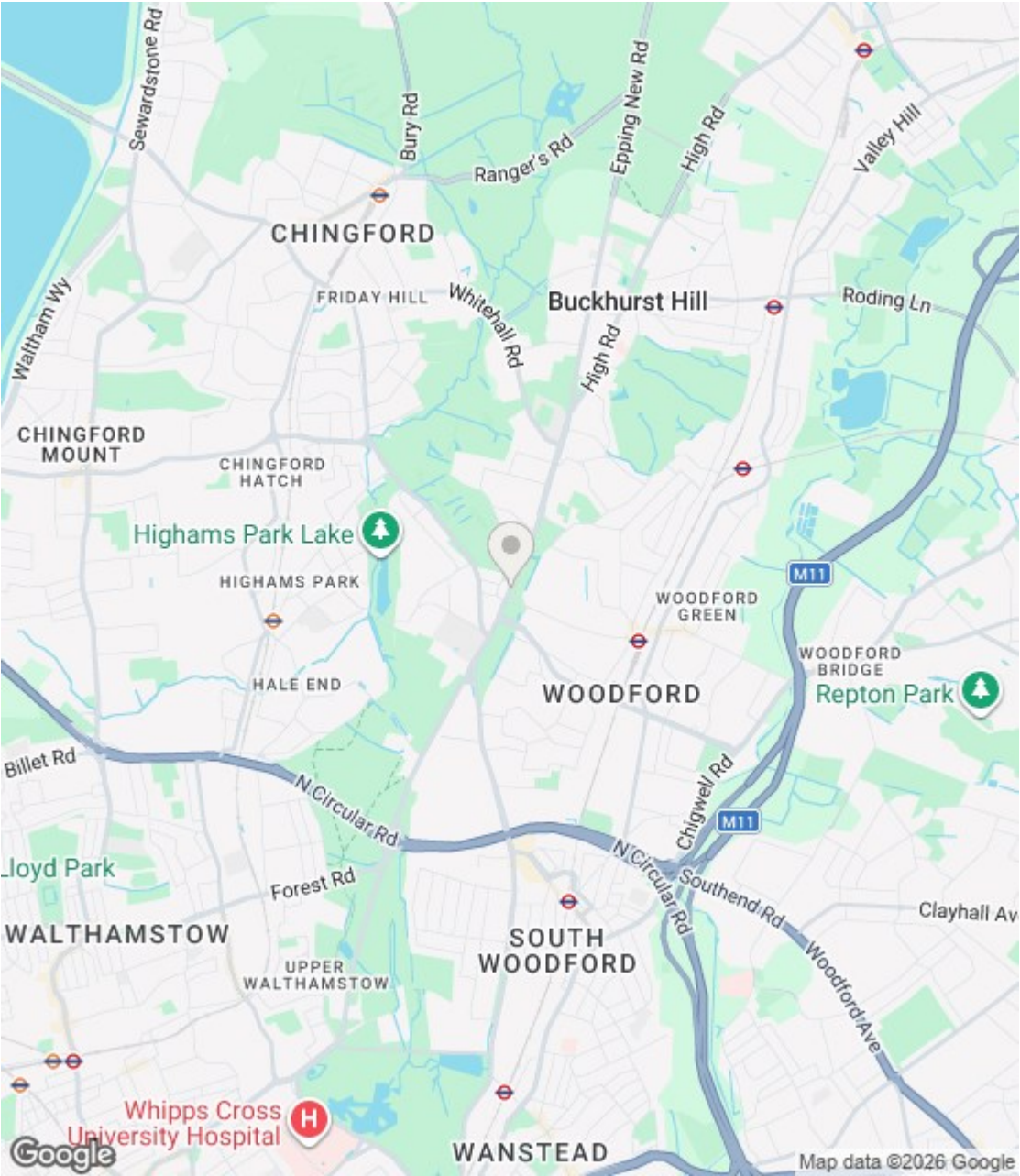
Viewings

Strictly via sole agents Clarke Hillyer, tel 020 8501 9220.

EPC

The premises have an Energy Performance Certificate rating of C.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



CLARKE
HILLYER

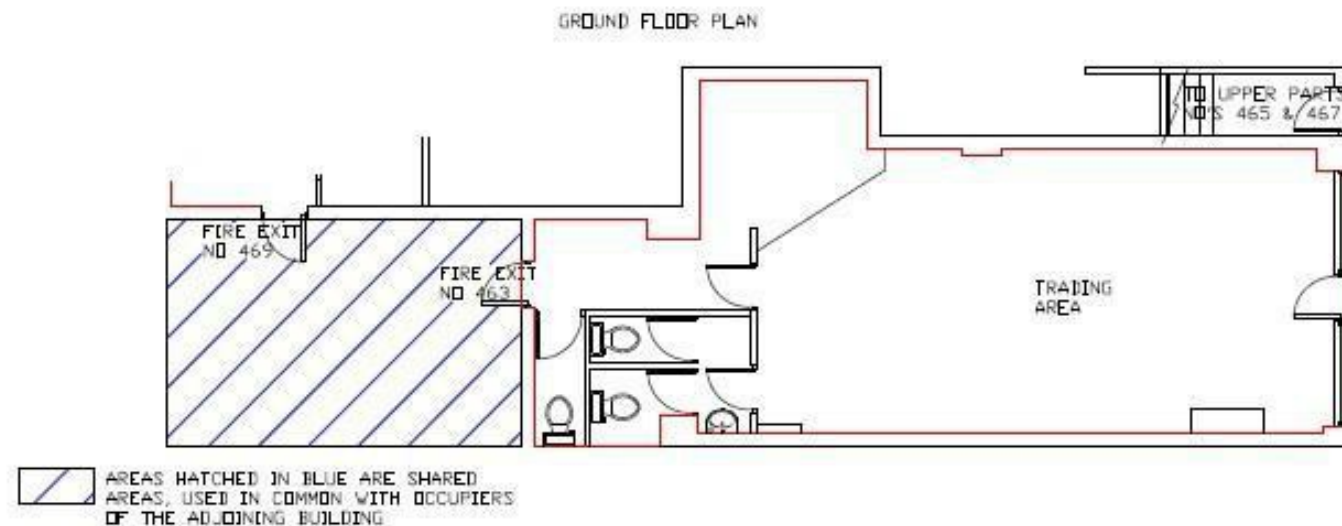
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Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit 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.

COMMERCIAL