

Ref: S79

FOR SALE FREEHOLD RETAIL INVESTMENT



7 Highview Parade, Woodford Avenue, IG4 5EP

LOCATION:

Situated in this extremely visible location fronting both Woodford Avenue and Redbridge Lane East at the Longwood Gardens Roundabout.

Woodford Avenue (A1400) joins directly up to Southend Road and Charlie Browns Round at the junction with the North Circular A406. The roundabout leads through to South Woodford and Wanstead in one direction plus Woodford Bridge and Chigwell in the other.

The north circular provides access to the M11 and north London and in an easterly direction Woodford Avenue joins up to Gants Hill, Newbury Park and Romford.

DESCRIPTION: The property comprises of a freehold retail investment with the shop let on a 15 year full repairing and insuring lease, beginning February 2012, expiring February 2027.

The rent was recently reviewed to £22,500 p.a.x. however, the existing tenant was given a personal concession reducing the rent to £17,000 p.a.x. currently and rising to £18,000 p.a.x. on 17th February 2020 until the next rent review in February 2022. (Please note the personal concession rent is for the existing tenant only and is not assignable). The Shop/Showroom comprises of 1,205 sqft (111.94 sqm) plus rear ancillary area of 140 sqft (13.01 sqm).

N.B. It is the responsibility of any interested party to fully clarify exact floor areas, the premises existing planning use and whether their proposed use requires a change in planning permission.

AMENITIES:

- **GROUND FLOOR SHOP/SHOWROOM COMPRISING 1,205 SQFT (111.94 SQM)**
- **REAR ANCILLARY AREA OF 140 SQFT (13.01 SQM)**
- **FREEHOLD RETAIL INVESTMENT FOR A 15 YEAR FULL REPAIRING AND INSURING LEASE EXPIRING FEBRUARY 2027**

PRICE: £295,000 Freehold (the flat is sold of on a long leasehold investment with approximately 980 years left to run at a peppercorn ground rent.

RATES
PAYABLE:
EPC RATING:



This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



A+ 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

72 This is how energy efficient the building is.

- REFERENCES:** Land Commercial Surveyors Ltd charges a fee of £125.00 plus VAT at the prevailing rate for taking up references upon the proposed tenants. This fee is non-refundable after references have been taken up, whether or not they are accepted by the Landlord.
- ANTI MONEY LAUNDERING** Due to the recent changes in the Anti money laundering regulations it is now standard procedure to undertake a Personal and Company and general AML checks.
- Please note this is taken up for both landlord and tenant and any other entity that as a relationship with the property.
- V.A.T.** All rents, prices and premiums are exclusive of VAT under the Finance Act 1989. We would advise all interested parties to consult their professional advisors as to their liabilities if any, in this direction.
- VIEWING:** Strictly by appointment

LAND COMMERCIAL SURVEYORS LTD
020 8498 8080



IT IS THE RESPONSIBILITY OF ANY INTERESTED PARTY TO FULLY CLARIFY FLOOR AREAS, PLANNING USE AND WHETHER THEIR PROPOSED USE IS SUITABLE. THESE MARKETING DETAILS ARE FOR INDICATION PURPOSES ONLY AND COMPLETED BASED UPON THE INFORMATION GIVEN AND ISN'T ALWAYS CORRECT. NO EQUIPMENT OR UTILITIES HAVE BEEN TESTED BY US AND SHOULD BE CHECKED BY THE INTERESTED PARTY PRIOR TO COMPLETION. ALL FEATURES LISTED AT THE TIME OF MARKETING ARE SUBJECT TO CHANGE AND DO NOT FORM PART OF THE CONTRACT.