



CLARKE  
HILLYER  
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

£16,500 PER ANNUM

- Ground floor lock-up shop
- Suitable for a variety of uses
- High Road location
- Approx 276 sq ft
- Includes forecourt

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

221 HIGH ROAD, SOUTH WOODFORD, LONDON, E18 2PB



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.

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#### Location

Prominently situated on High Road, South Woodford, which is a mixed commercial and residential road. This section of the High Road links South Woodford and Woodford Green allowing vehicular access to the M11, A12 and A406 North Circular Road. South Woodford Central Line Station provides a regular service to Central London.

#### Description

Comprising a ground floor retail unit, situated on an established parade of shops, which would be suitable for a variety of uses. The accommodation itself comprises the following:

Sales Area/Office: 276 sq ft (25.6 sq m).

Toilet/shower room included.

Forecourt included.

All areas quoted are approximate only.

#### Terms

The premises are available on a new full repairing and insuring lease, on terms to be agreed, at a rent of £16,500 per annum.

#### Business Rates

Interested parties may benefit from Small Business Relief and are advised to contact the local authority to ascertain current rate liability.

#### Legal Costs

To be met by the ingoing tenant.

#### Viewings

Strictly via sole agents, Clarke Hillyer on 0208 501 9220.

#### EPC

The premises have an EPC rating of D.





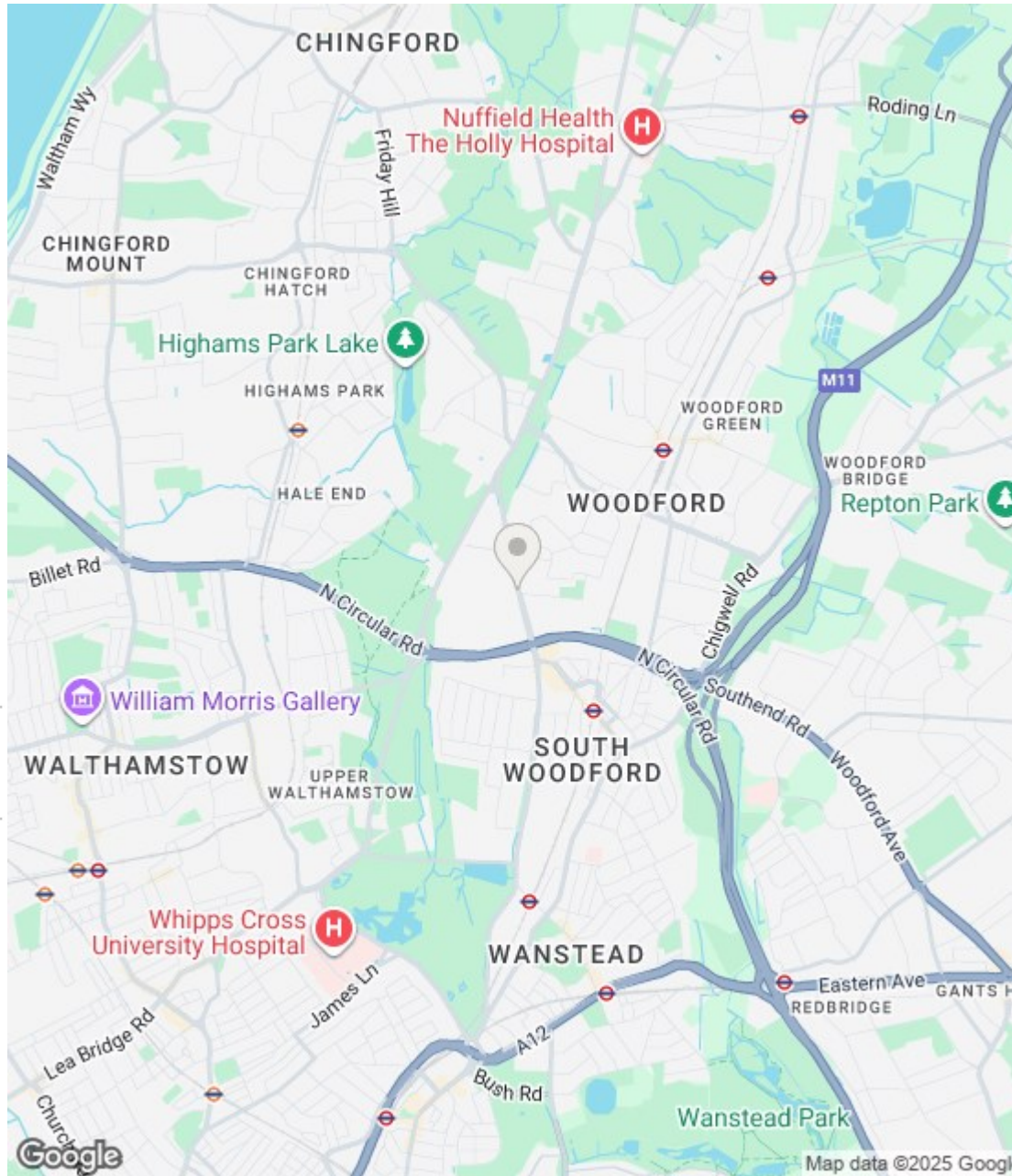
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**Energy Efficiency Rating**

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 60                      | 60        |
|   | EU Directive 2002/91/EC |           |

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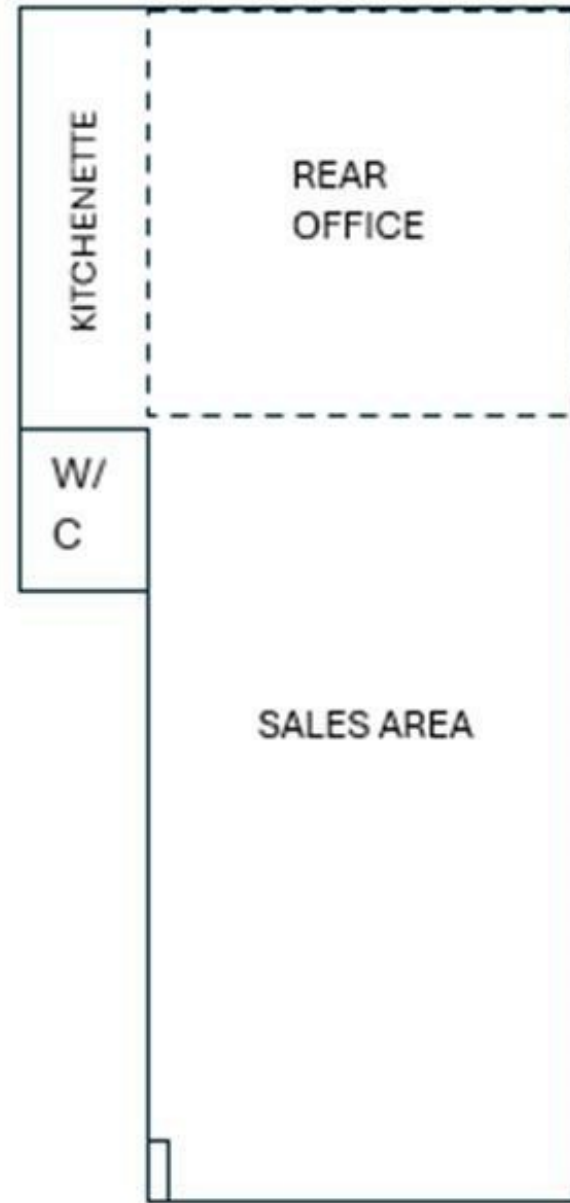
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