

# VACANT RESTAURANT & 3 BED FLAT TO LET

- New Lease Available
- Restaurant - 132 m<sup>2</sup> / 1420 sq. ft
- 3 Bed Flat
- Rear Car Space
- Rear Access
- Forecourt for Outside Seating
- Busy Location

11 & 11a High View Parade  
Woodford Avenue, Redbridge IG4 5EP



**Location**

The property is situated on the west side of High View Parade (A1400) close to the junction with Redbridge Lane East within a parade of localised businesses such as supermarkets, hairdressers, newsagents, estate agents and beauty salons

The area is densely populated with families and has good road communications with the A406 (North Circular Road), M11 plus Gants Hill & Redbridge central line stations within close proximity.

**Description**

Comprising a good-sized restaurant & 3 Bed flat with the following dimensions: -

Approximate net internal areas below: -

Gross Frontage (Inc flat entrance)	9.25 m	30 ' 4"
Net Frontage	7.8 m	25 ' 7"
Depth	17.5 m	57 ' 5"
Gross Restaurant area	132 m <sup>2</sup>	1420 sq. ft

1<sup>st</sup> floor self-contained flat – 4 Rooms, Kitchen, WC & Shower Room – requiring refurbishment

**Tenure**

A new lease will be granted.

**Rent:**

Asking rent is **£35,000** per annum exclusive

14/09/2021, 10:49 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

**Energy performance certificate (EPC)**

11 High View Parade Woodford Avenue ILFORD IG4 5EP	E	Valid until: 19 March 2023 Certificate number: 0140-0937-9469-1197-2002
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Property type: A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways

Total floor area: 152 square metres

**Rules on letting this property**

Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

**Energy efficiency rating for this property**

This property's current energy rating is E.

Properties are also given a score. The larger the number, the more carbon dioxide (CO<sub>2</sub>) your property is likely to emit.

Properties are given a rating from A+ (most efficient) to G (least efficient).

Under 0 A+ Net zero CO<sub>2</sub>

95-100 A

81-90 B

69-78 C

55-68 D

43-54 E 101

31-38 F

13-29 G

**How this property compares to others**

Properties similar to this one could have ratings:

If newly built: 35 | B

If typical of the existing stock: 94 | D

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/014040937-9469-1197-2002?print=true>

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**Energy Performance Certificate**

**11a, High View Parade, Woodford Avenue, ILFORD, IG4 5EP**

Dwelling type: Top-floor flat      Reference number: 0404-2891-7874-9357-7335  
 Date of assessment: 19 March 2013      Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 20 March 2013      Total floor area: 82 m<sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,558</b>
<b>Over 3 years you could save</b>	<b>£ 1,125</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 144 over 3 years	£ 144 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; width: 40px; margin: 0 auto;">                     You could save £ 1,125 over 3 years                 </div>
<b>Heating</b>	£ 3,126 over 3 years	£ 2,009 over 3 years	
<b>Hot Water</b>	£ 288 over 3 years	£ 160 over 3 years	
<b>Totals</b>	<b>£ 3,558</b>	<b>£ 2,313</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

Very energy efficient - lower running costs

(92-100) A

(81-91) B

(69-80) C

(55-68) D

(43-54) E 43

(31-38) F

(13-29) G

Net energy efficient - higher running costs

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

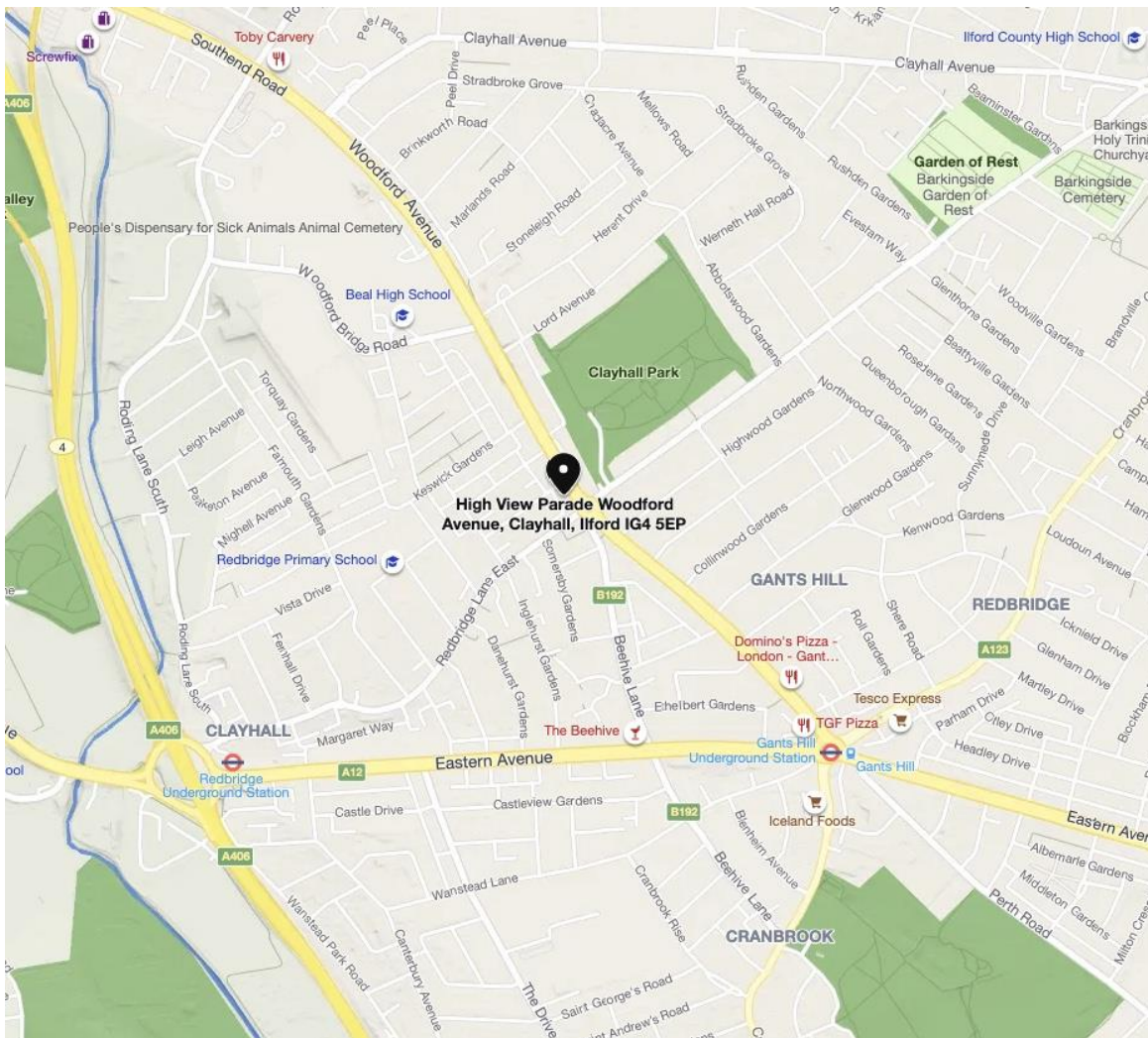
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 330
2 Heating controls (room thermostat and TRVs)	£350 - £450	£ 201
3 Replace boiler with new condensing boiler	£2,000 - £3,000	£ 458

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.





**Rates:**

Rateable Value £20,963  
 BR Multiplier – 49.1p  
 Rates Payable - £10,287.92 approx.

(n.b interested parties should contact London Borough of Redbridge for verification of these figures)

**Legal Costs:**

Ingoing tenant to pay a contribution to the landlord’s legal fees.

**References:**

A charge of £200 + 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.

**Viewing strictly by appointment only via sole agents**

**Jason Grant - 020 8506 9900 / 020 8506 9905**

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