

# Corner Commercial Unit

## To Let / For Sale

- Vacant Possession
- Class E Use
- Ground 22 m<sup>2</sup> (236.81 ft<sup>2</sup>)
- 1 car space
- Rent - £12,000 per annum
- Sale - £150,000 (shop only)

*33 Newbury Road, Highams Park,  
London E4 9JH*



**Location:**

Situated on a prominent corner location at Newbury Road & Haldan Road, in Highams Park within a residential area. Nearby train station is Highams park which is on the Overground network, the area is also served by local bus routes

**Description:**

Self-contained lock up shop arranged as 2 rooms and having the following approximate areas;-

Room 1	9.6 m <sup>2</sup>	(103.3 ft <sup>2</sup> )
Room 2 (inc WC)	12.5 m <sup>2</sup>	(134.5 ft <sup>2</sup> )
<b>Total Area</b>	<b>22 m<sup>2</sup></b>	<b>(236.8 ft<sup>2</sup>)</b>

**Use Class E**

Retail & showrooms (boutiques, galleries, convenience stores)

Professional offices (start-ups, architects, solicitors)

Health & fitness (gyms, yoga studios, clinics)

**Rental Option**

A new lease will be offered for a term to be agreed

Quoting rent **£12,000 pax**

**Freehold Option :**

Offers in the region of **£150,000**, subject to contract, with full vacant possession for the ground floor commercial unit only

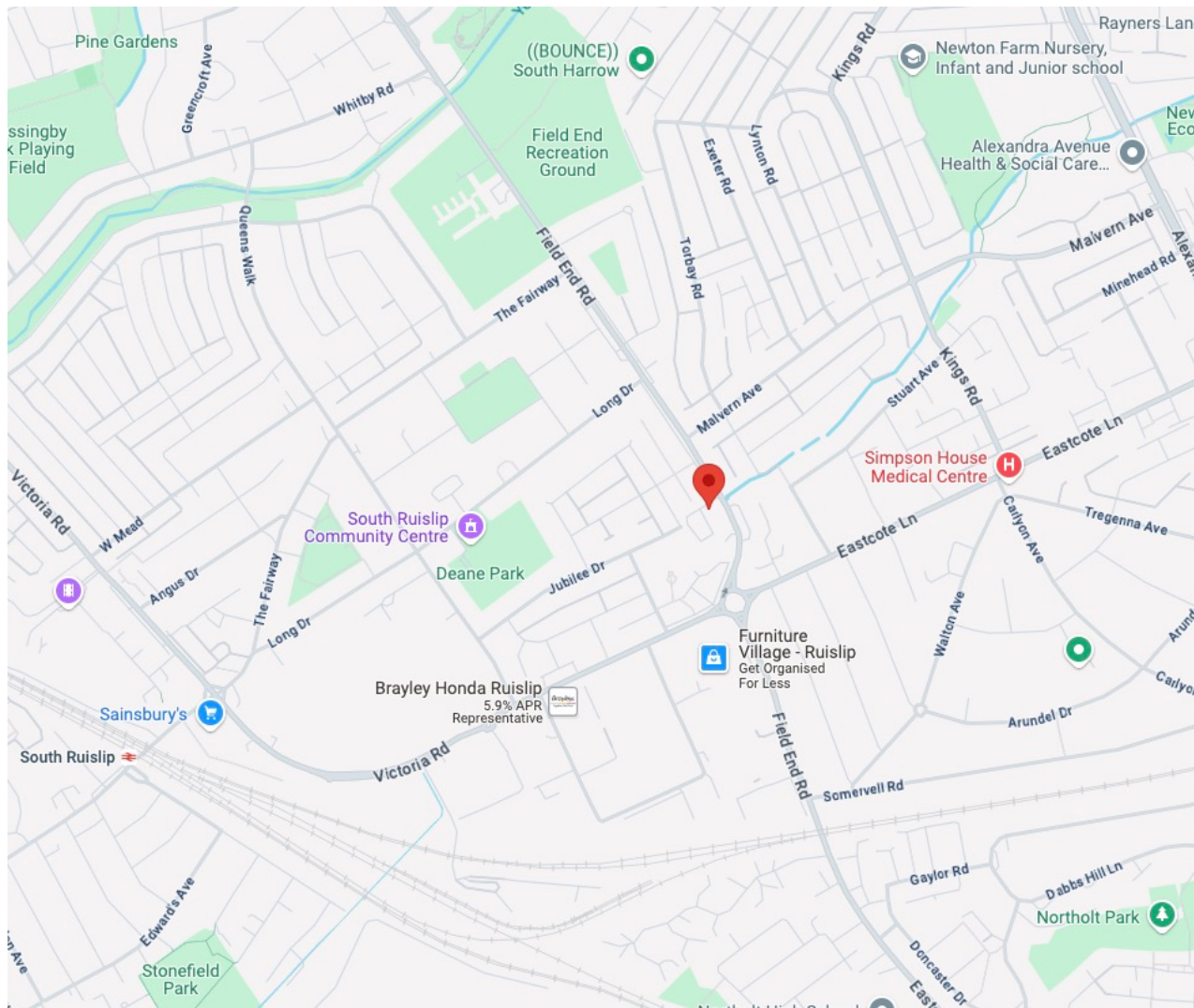
(**n.b.** The adjoining maisonette is held on a 125-year lease from 1992 and pays a yearly ground rent of £100 pa)

**Legal Costs:**

Incoming tenant is expected to pay a contribution towards the landlords legal fees.







### Rateable Value & Annual Business Rates

- **Rateable Value:** £6,700 (2023 List)
- **Estimated Annual Rates Payable:** £3,343

*(Based on the current Small Business Multiplier of 49.9p in the £ for 2025–26.)*

Interested parties are advised to contact London Borough of Waltham Forest to confirm the above and possible Small Business Relief

### Anti-Money Laundering/AML/KYC and Referencing

Due to recent changes in the Anti Money Laundering regulation, it is now standard procedure to undertake a Personal and Company and general AML checks, admin and reference checks cost of £350 + VAT.

### Holding Deposit

Purchasers wishing to secure this property may be required to pay a holding deposit to Countrywide Commercial of £2000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proven or the tenant's references, AML, and Credit checks are not acceptable to the landlord. This deposit is held in our client's account until completion.

### Viewing strictly by appointment via sole agents

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

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