

Landmark Former Jaguar Showroom

For Sale / To Let

- Prominent site with wraparound frontage
- Former motor showroom (Sui Generis use)
- Freehold – Offers in excess of £5.2 million (~£345 per ft²)
- Leasehold – Circa £400,000 pax (~£26.50 per ft²)
- Plot size: approx. 1,648 m² (17,737 ft²)
- Total internal area: approx. 1,398.77 m² (15,059 ft²)
- Ground Floor: 824.1 m² (8,872 ft²) GIA
- First Floor: 176.6 m² (1,901 ft²) GIA
- Basement: 398.07 m² (4,286 ft²)

50–56 High Road,
South Woodford, E18 2QL



Prime Commercial Freehold in South Woodford – Former Jaguar Showroom

A rare opportunity to acquire or lease a landmark motor showroom situated on a highly prominent corner site in South Woodford's bustling High Road.

Offering approximately **15,000 sq. ft** of versatile commercial space across three levels, this distinctive building boasts extensive street frontage, significant visibility, and excellent transport links, including close proximity to South Woodford Underground Station (Central Line).

The property was formerly occupied by Jaguar Land Rover and offers spacious accommodation suited for continued motor trade use, alternative showroom or retail purposes, or redevelopment (subject to planning).

Located close to popular local amenities including the **Odeon Cinema**, **Sainsbury's**, **Marks & Spencer**, **Nando's**, and **Waitrose**, the building also benefits from **ample parking to the front and rear**, making it convenient for both customers and staff.

Approximate Floor Areas:

• Ground Floor:	824.1 m ² (8,872 ft ²) GIA	780.2 m ² (8,398 ft ²) NIA
• First Floor:	176.6 m ² (1,901 ft ²) GIA	118.4 m ² (1,274 ft ²) NIA
• Basement:	398.07 m ² (4,286 ft ²)	

Use:

The property benefits from **Sui Generis** planning classification, specifically designated for **motor showroom** use. This provides a unique opportunity for businesses within the motor trade sector to occupy a prominent, purpose-built showroom with flexible accommodation. Alternatively, the Sui Generis status allows for potential redevelopment or change of use, subject to obtaining the necessary planning consents.

Freehold price:

Offers in excess of £5.2 million (unconditional offers only)

Leasehold rent:

Circa £400,000 per annum exclusive

Terms:

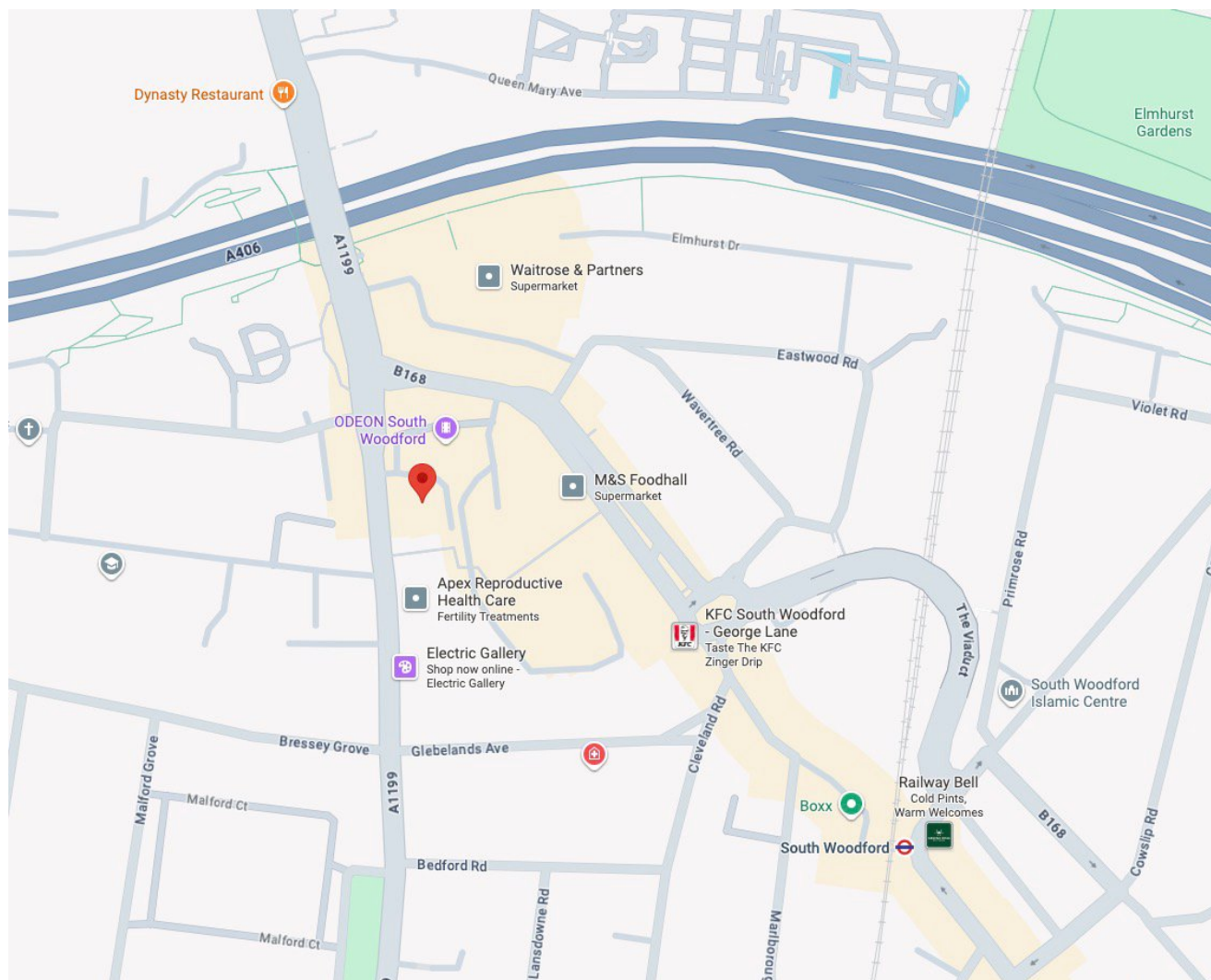
To be agreed

Rateable Value:

The property has a Rateable Value of £107,000, resulting in estimated business rates payable of approximately £54,784 per annum (2025/26)



Location Map

**EPC Rating:****Showroom – Energy Rating E**

Certificate available upon request

Legal Costs:

Each party to pay for their own legal fees

Anti-Money Laundering

In accordance with current Anti-Money Laundering (AML) regulations, all purchasers will be required to undergo personal, company, and general AML checks. An administration charge of £350 + VAT will apply.

Holding Deposit

Tenants wishing to secure this property may be required to pay a holding deposit to Countrywide Commercial of £5000. 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**jason@countrywidecomm.co.uk

Connaught House, Broomhill Road, Woodford Green IG8 0XR Tel: 020 8506 9900