

Substantial  
Double-Fronted  
Retail Unit with  
adjoining Warehouse  
and rear Yard

## Freehold For Sale

- Freehold
- Full Vacant Possession
- Double Shop – 96.8 m<sup>2</sup> (1041.6 ft<sup>2</sup>)
- Warehouse – 92.6 m<sup>2</sup> (996.8 ft<sup>2</sup>)
- Rear Yard / Parking for 5/6 cars
- Rear Loading
- Very Close to Woodford Green Station
- Uppers Sold off
- Price - £650,000



8-9 Jubilee Parade, Snakes Lane East  
Woodford Green, Essex IG8 7QG

**Location:**

The property occupies a prominent position within Jubilee Parade on Snakes Lane East, in the heart of Woodford Green. This established retail parade is home to a variety of independent and national occupiers, creating a vibrant mix of shops, cafés, and services that draw consistent local footfall. Woodford Underground Station (Central Line) is just a short walk away, providing direct connections into the City and West End. The area is also well served by local bus routes and benefits from excellent road links via the A406 North Circular and M11 motorway.

The surrounding catchment is predominantly affluent and residential, with strong demand for retail and service-led businesses. Nearby amenities include supermarkets and restaurants enhancing the appeal of this busy and accessible trading location.

**Description:**

Comprises a substantial freehold double-fronted retail unit with an adjoining warehouse and rear yard

## Approximate sizes

- |                                    |                      |                           |
|------------------------------------|----------------------|---------------------------|
| • Double Shop Unit                 | 96.8 m <sup>2</sup>  | (1041.6 ft <sup>2</sup> ) |
| • Warehouse                        | 92.6 m <sup>2</sup>  | (996.8 ft <sup>2</sup> )  |
| • Rear Yard / Parking for 5/6 cars | 103.3 m <sup>2</sup> | (1111.6 ft <sup>2</sup> ) |

Upper Parts consists of 2 residential flats that have been sold off on long leases with approximately 166 years remaining.

**Tenure:** Freehold with full vacant possession

**Price**

Offers sought in the region of **£650,000**, subject to contract, with full vacant possession

**Use Class**

Class E – suitable for retail, office, café, and other commercial uses without a change of use.

**Business Rates:**

Rates (From April 2025/6)

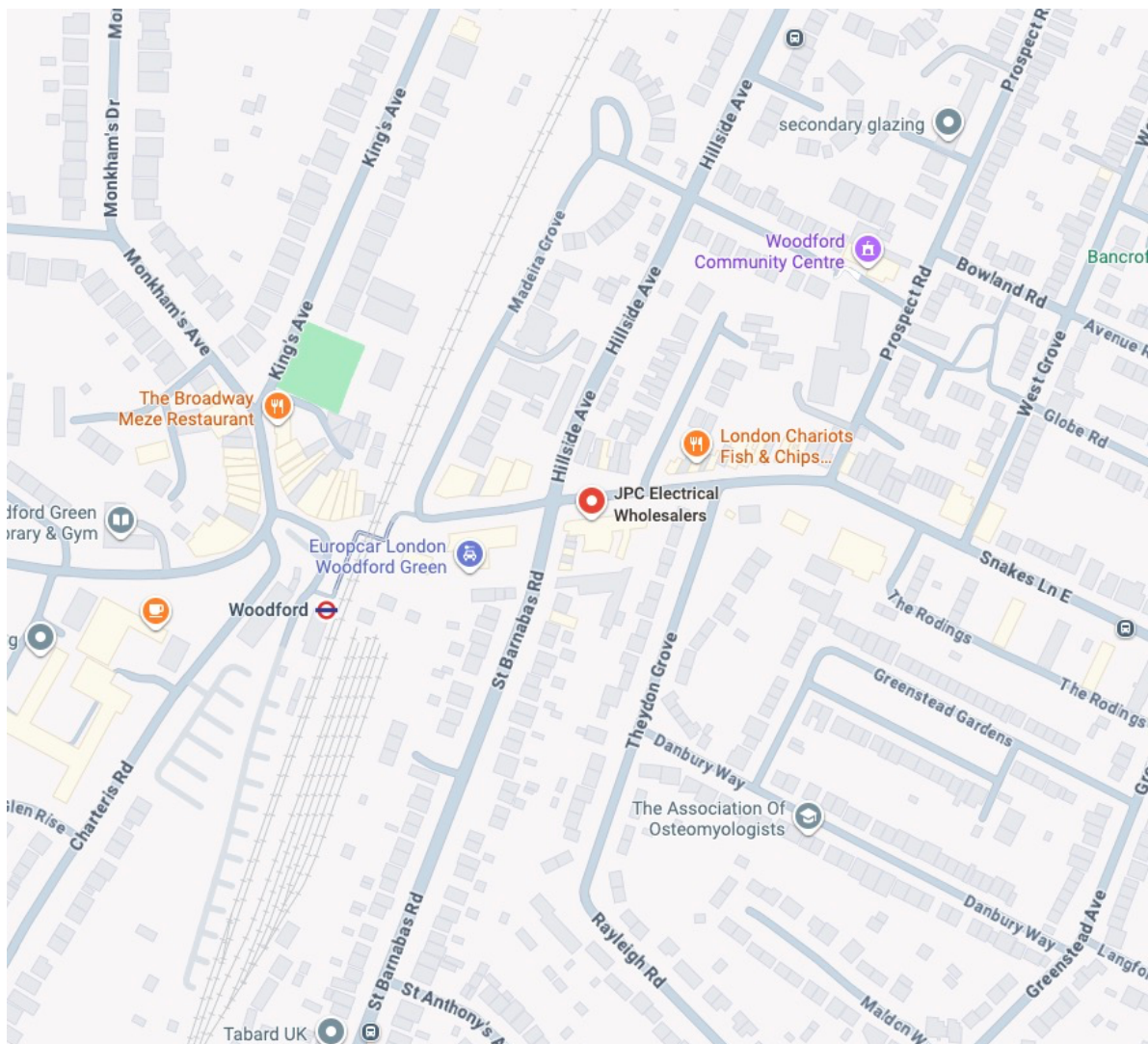
Rates payable £13,200 pa

(The above amount has been supplied by the vendors, interested parties are advised to verify these figures with the London Borough of Redbridge)









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

### Legal Costs:

Each party to pay for their own legal fees

### Anti-Money Laundering

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 cost of £350 + VAT.

### Holding Deposit

Tenants wishing to secure this property may be required to pay a holding deposit to Countrywide Commercial of £3000. 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**

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