

Prime Edwardian Mixed-Use Investment FOR SALE

*11 The Broadway,
Woodford Green, Essex IG8 0HL*

Tenancy Information

Shop & basement - £37,200 pax
20-year lease from Jan 2022, review Jan 2027

1st floor 2-bed flat - £1300 pcm
2nd floor 2-bed flat - 1750 pcm
3rd floor 2-bed flat - £1500 pcm
Total Income - £90,600 pa

Guide Price— £1,500,000 s.t.c (6% GIY)

- Fully Rented
- Attractive Investment
- Highly Visible Location
- Affluent Area
- Adj. Woodford Station



Location:

Situated within the highly sought after location known as The Broadway, Woodford Green is a bustling area known for its vibrant community and excellent transport links. This prime location offers high visibility and foot traffic, ideal for retail or service-oriented businesses. The property benefits from nearby amenities such as shops, cafes, and public transportation options, making it convenient for both customers and employees. Woodford Green is known for its leafy suburbs and accessibility to central London, making it a desirable location for businesses seeking a mix of local charm and urban connectivity.

Close to **Costa Coffee, Rosso Restaurant**, opposite **Sainsbury's Local, The Broadway Turkish Restaurant** and close to other multiple traders such as **Cook, The Co-op** and other well-known retailers.

Woodford Underground station is virtually opposite the property, with direct routes into London via the Central line tube.

Description: A mid terraced Edwardian 4-story fully let mixed-use investment prominently positioned on The Broadway in the heart of Woodford Green, adjacent to Woodford Station. The property comprises a ground floor shop with a basement together with three self-contained 2-bedroom flats arranged over the upper floors,

Unit	Accommodation	Tenure / Tenancy	Rental Income
Basement & Ground Floor	Coffee shop	Let on a full repairing and insuring lease for a term of 20 years from 1st January 2022 , expiring 31st December 2041 . The lease provides for a rent review on 1st January 2027 and 5 yearly rent reviews thereafter .	£37,200 pax
1st Floor	2-bedroom flat	Held freehold and let on an Assured Shorthold Tenancy	£15,600 pa
2nd Floor	2-bedroom flat	Held freehold and let on an Assured Shorthold Tenancy	£21,000 pa
3rd Floor	2-bedroom flat	Held on a 125-year lease from 25th December 2011 and currently let on an Assured Shorthold Tenancy .	£18,000 pa

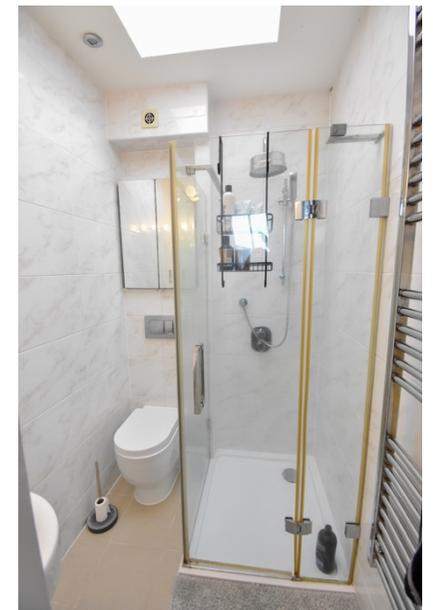
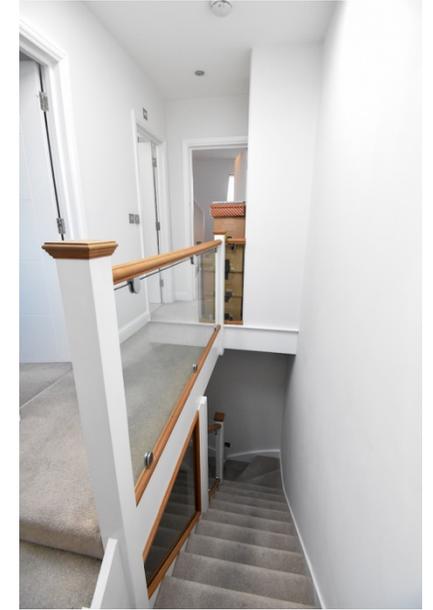
Gross Rental Income: £90,600 per annum

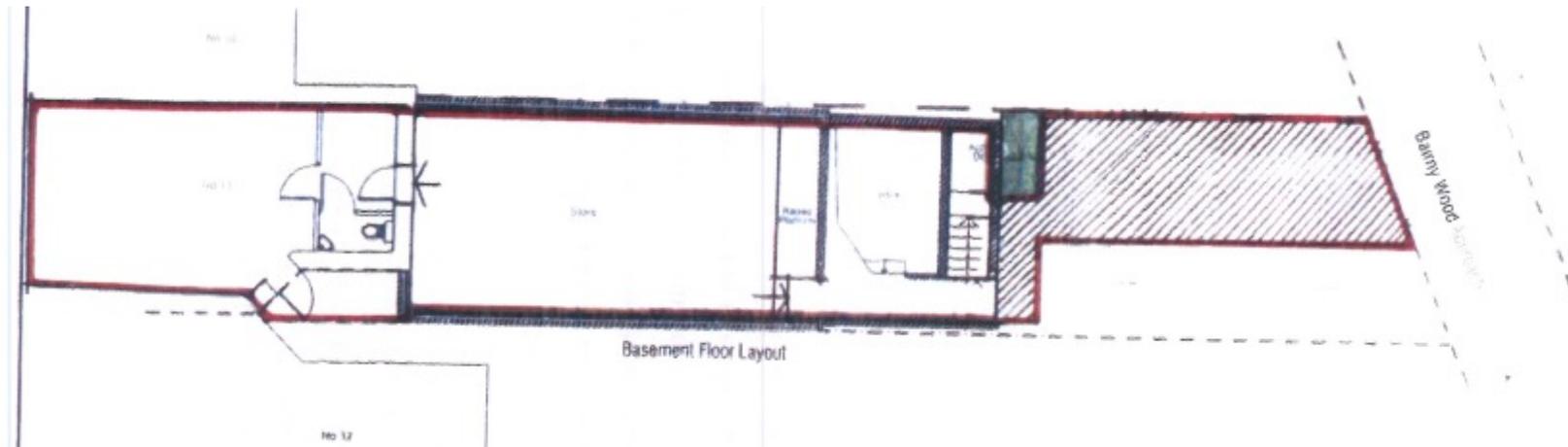
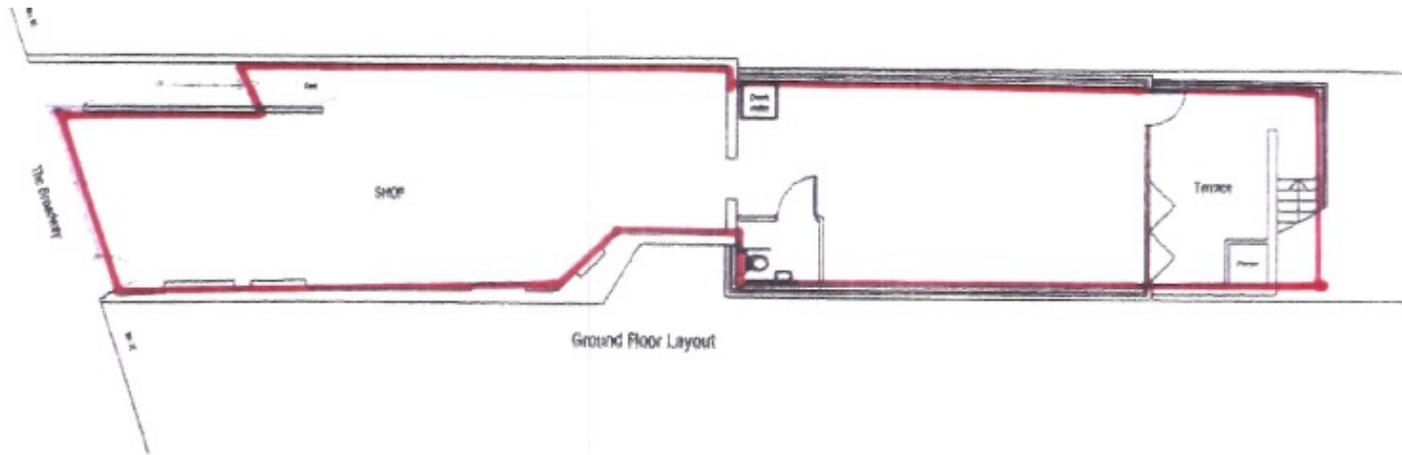
Tenure: Freehold subject to existing tenancies.

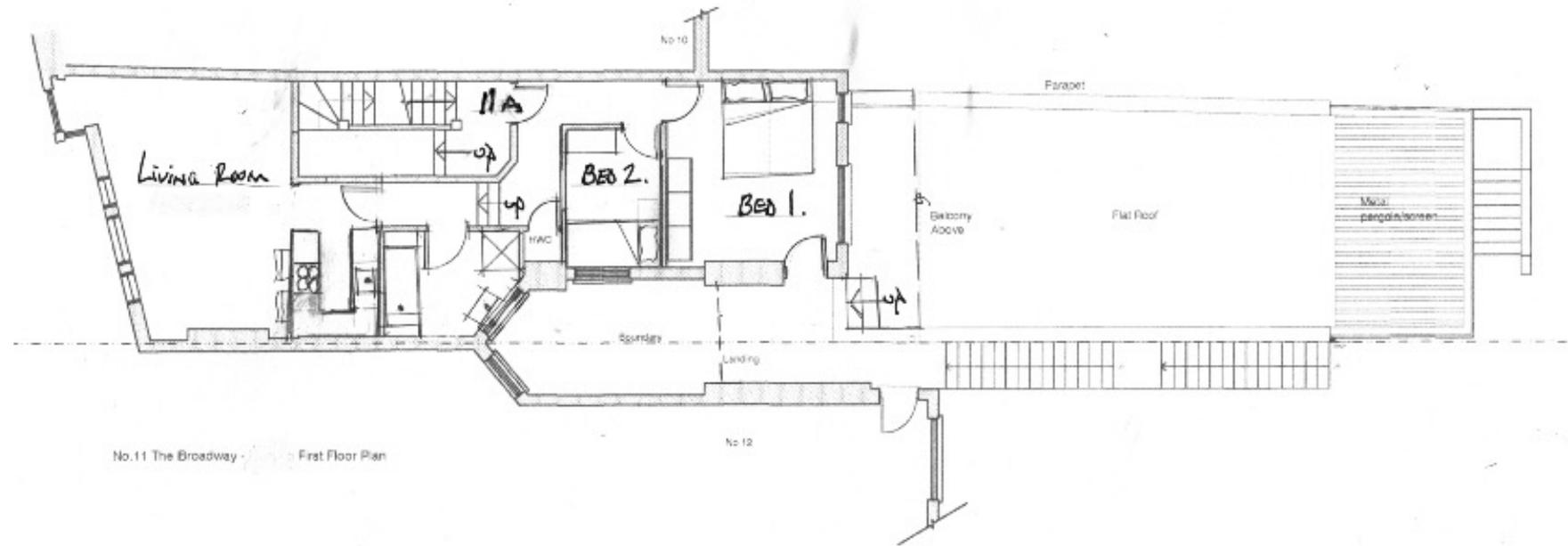
Guide Price: £1,500,000, subject to contract (6% GIY)



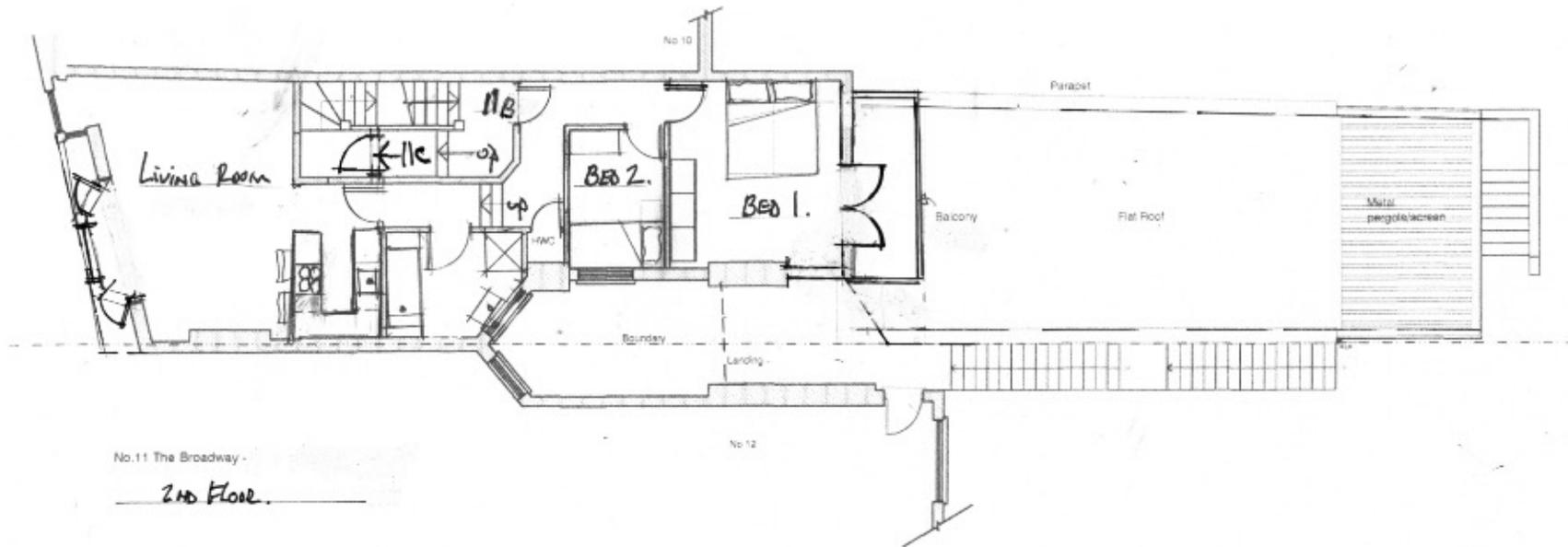


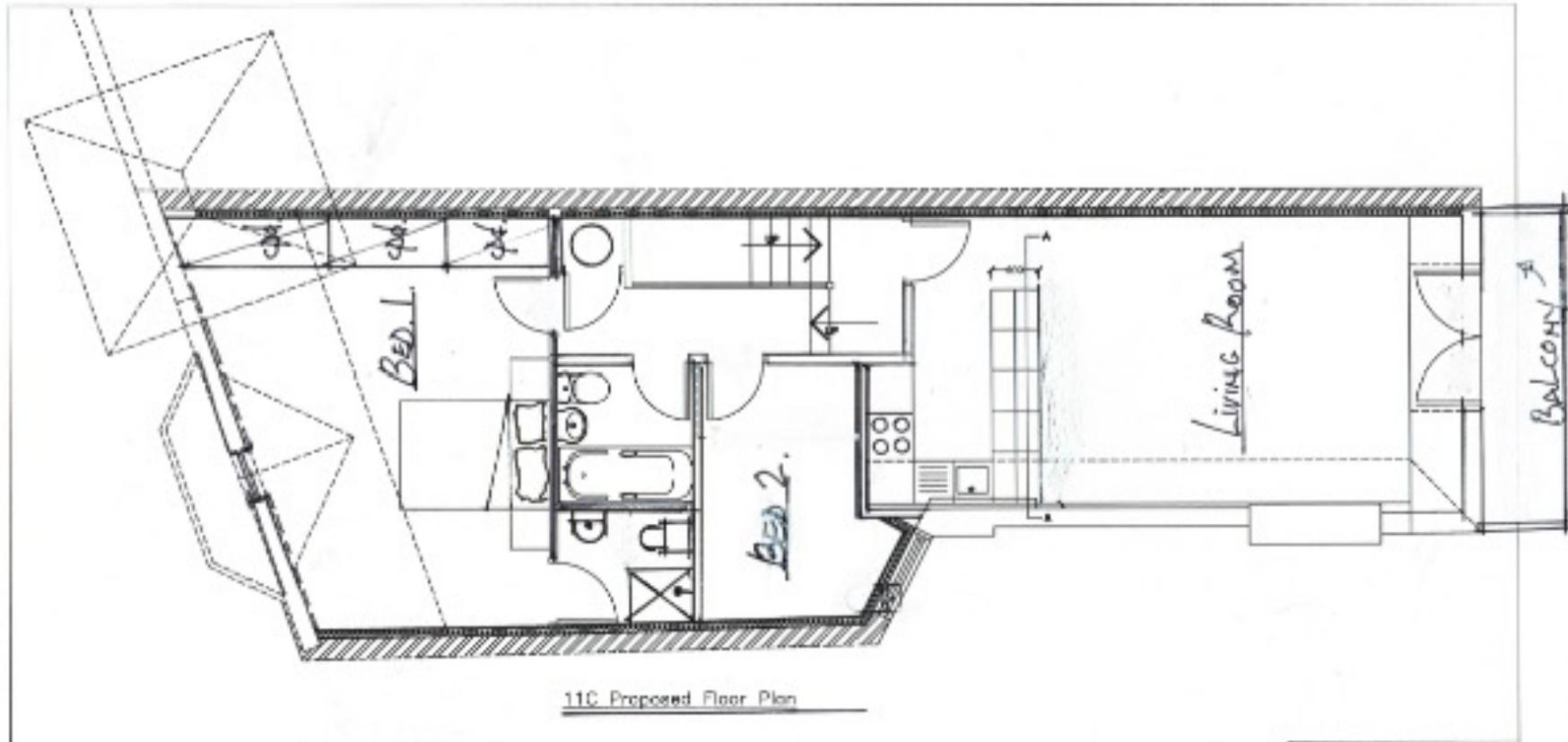


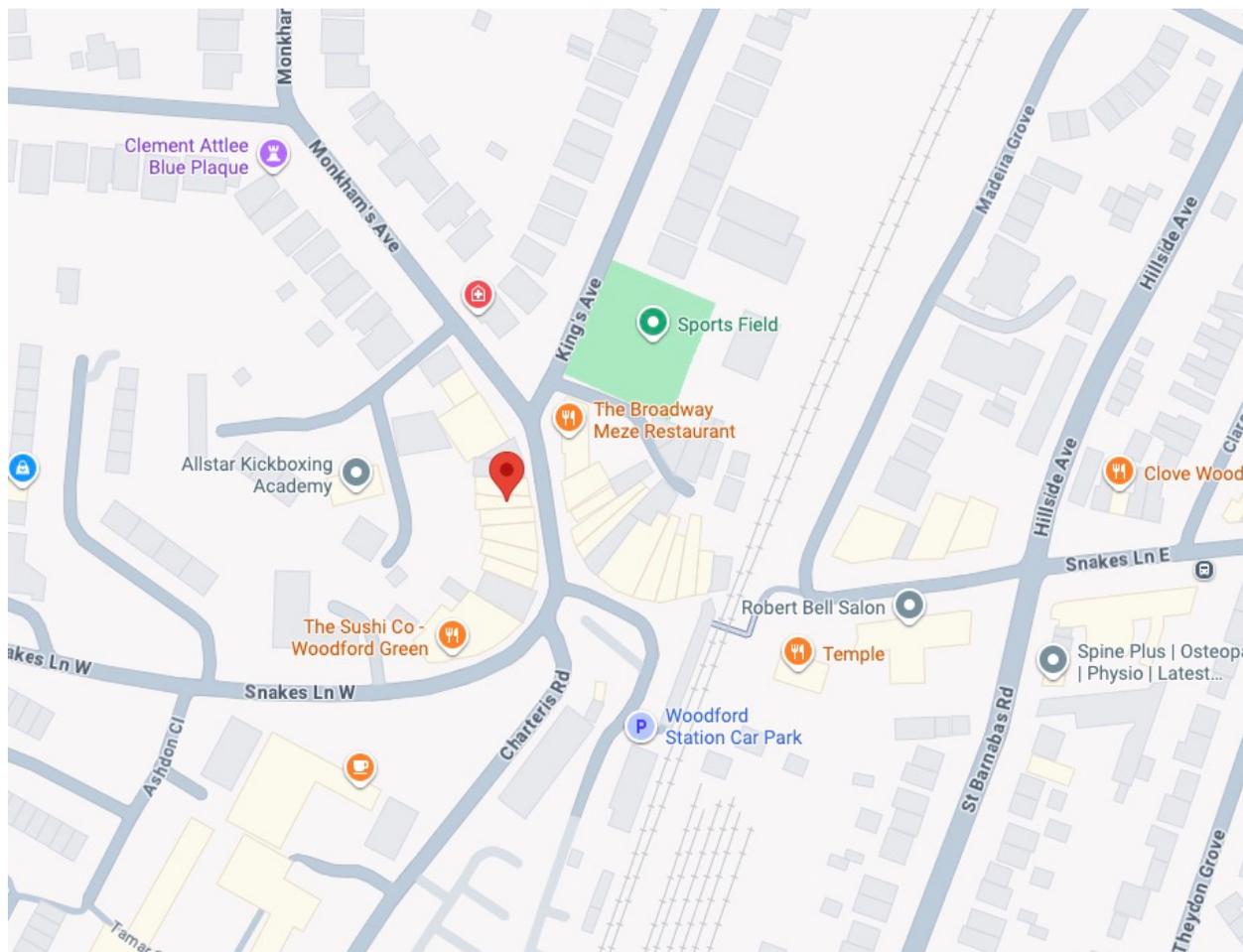




No. 11 The Broadway - First Floor Plan





**Legal Costs:**

Each party to bear their own legal costs incurred in the transaction.

AML/KYC Checks

Under Anti-Money Laundering Regulations, the purchaser will be required to provide satisfactory identification and proof of funds. A charge of £350 + VAT may be payable for the necessary AML / KYC checks.

Holding Deposit

Purchasers wishing to secure the property may be required to pay a holding deposit of £5,000, subject to contract. The deposit will be held in our client account until completion. Terms relating to its retention or refund will be confirmed prior to payment.

Viewing strictly by appointment via sole agents

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