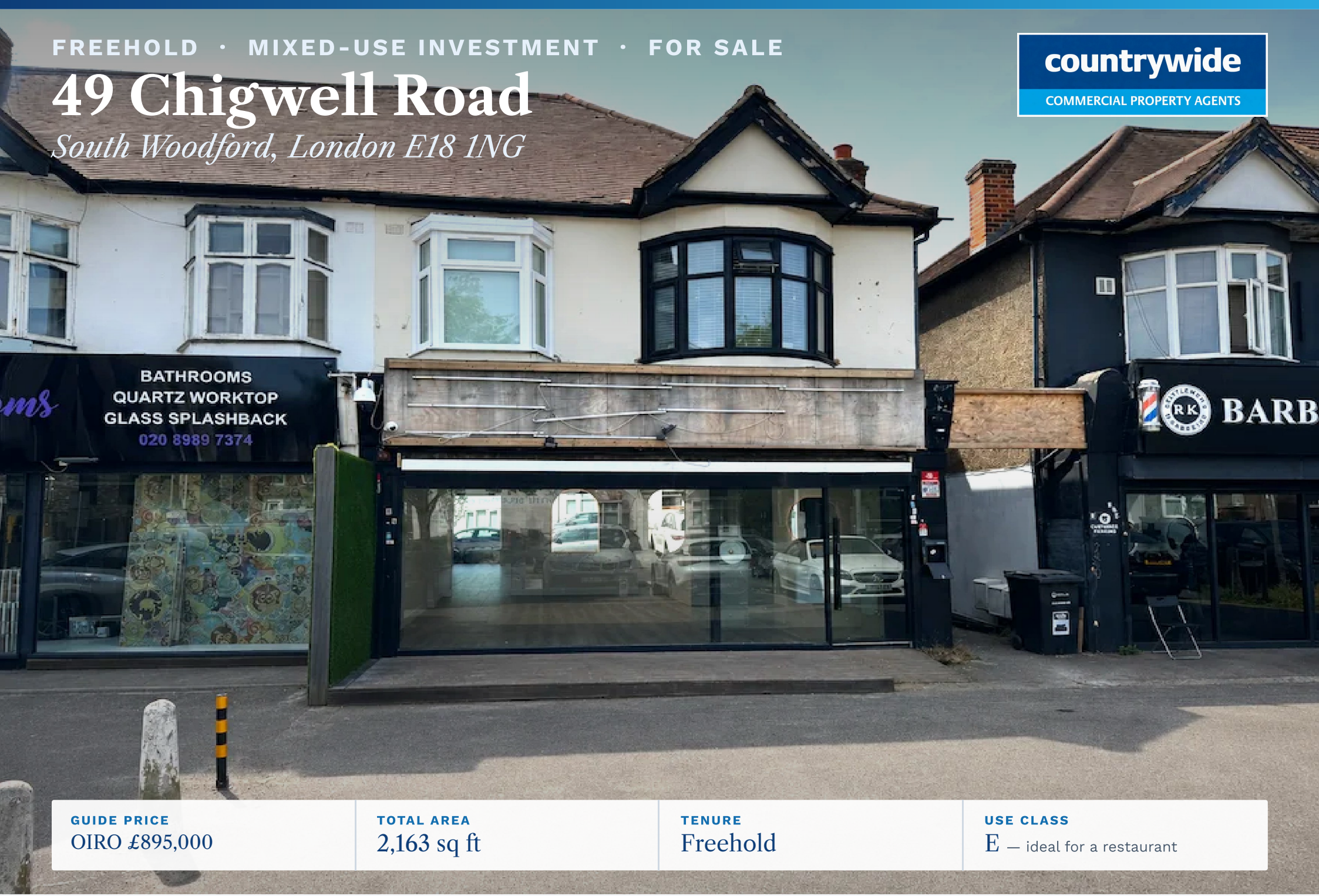
FREEHOLD · MIXED-USE INVESTMENT · FOR SALE

49 Chigwell Road

South Woodford, London E18 1NG

countrywide
COMMERCIAL PROPERTY AGENTS



GUIDE PRICE	TOTAL AREA	TENURE	USE CLASS
OIRO £895,000	2,163 sq ft	Freehold	E — ideal for a restaurant

LOCATION

The property occupies a prominent position on Chigwell Road, Woodford, within an established mixed commercial and residential area serving Woodford and the surrounding affluent catchment. The property is close to **South Woodford** and **Wanstead villages**. The location benefits from good road connections, with convenient access to the A406 North Circular Road and M11, providing onward connections throughout East London, Essex and the wider motorway network. Local shopping, transport and residential amenities are readily accessible.

PROPERTY DESCRIPTION

The property comprises a substantial mixed-use freehold building arranged to provide spacious ground-floor commercial accommodation together with a self-contained two-bedroom residential flat.

The commercial accommodation is currently arranged and occupied as a tile and bathroom showroom, with the substantial rear kitchen presently operating separately as a dark kitchen. The premises provide a large principal trading area, substantial commercial kitchen, separate preparation area, ancillary storage accommodation and customer WCs.

USE CLASS & POTENTIAL

The commercial accommodation falls within Use Class E and, given the existing kitchen facilities and customer WCs, offers particular potential for **restaurant, café or other food-related uses**, as well as a range of alternative retail, showroom, professional and commercial occupiers, subject to any necessary planning, licensing and statutory consents.

ACCESS & PARKING

The property benefits from rear access together with use of the forecourt area for parking, although the forecourt does not form part of the property's demise.

The residential accommodation is independently accessed from the rear and comprises a living room, two bedrooms, kitchen and bathroom. The flat would benefit from some refurbishment and improvement. Both the commercial accommodation and residential flat will be offered with vacant possession upon completion.

ACCOMMODATION

GROUND FLOOR COMMERCIAL

Main Shop / Trading Area	73.44 m² / 790 sq ft
Kitchen	26.00 m² / 280 sq ft
Kitchen Preparation Area	15.30 m² / 165 sq ft
Corridor / Stores	21.20 m² / 228 sq ft
WC Accommodation	6.39 m² / 69 sq ft
Commercial Total	**142.33 m² / 1,532 sq ft**

TWO-BEDROOM FLAT

Living Room	16.43 m² / 177 sq ft
Bedroom 1	14.04 m² / 151 sq ft
Bedroom 2	10.15 m² / 109 sq ft
Kitchen	13.85 m² / 149 sq ft
Bathroom	4.13 m² / 44 sq ft
Residential Total	**58.60 m² / 631 sq ft**

OVERALL TOTAL	200.93 m² / 2,163 sq ft

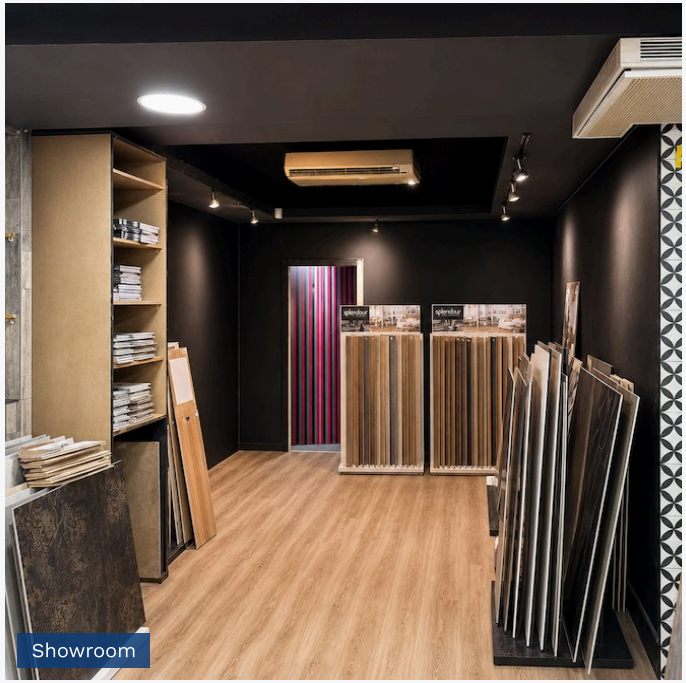
All areas are approximate and provided for guidance only.

TENURE & PRICE

Freehold, with vacant possession available upon completion.

Offers in the region of £895,000 — subject to contract

Showroom

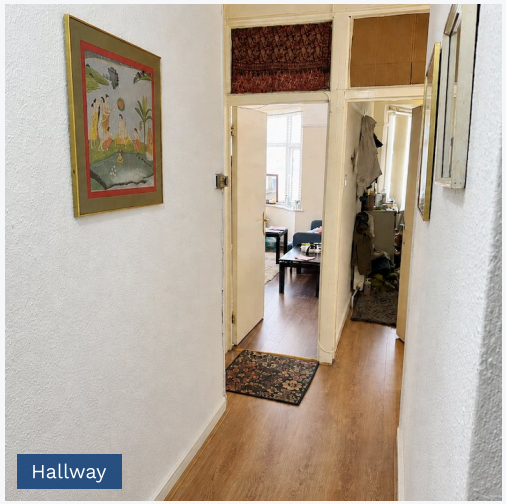

Showroom

Kitchen

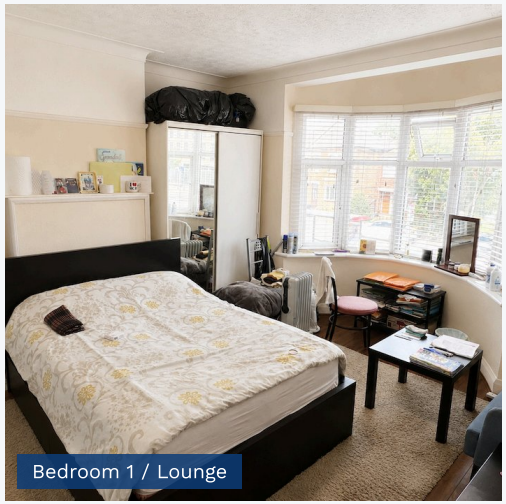
Kitchen

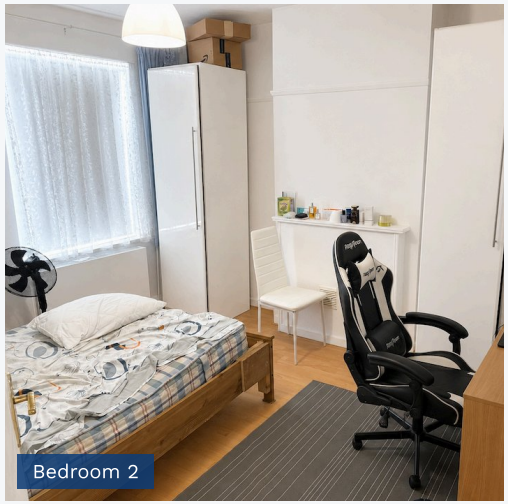
Kitchen Prep Area

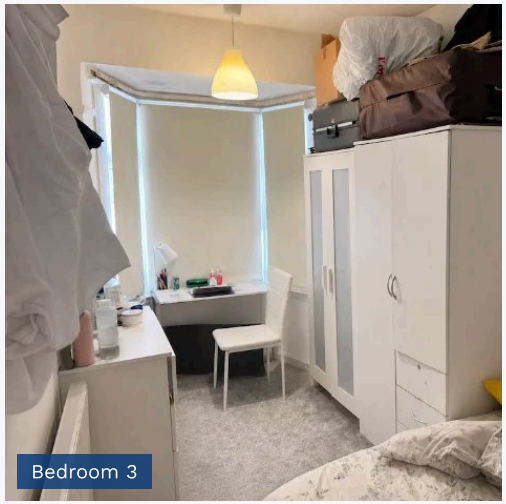
Customer WCs


Hallway

Kitchen

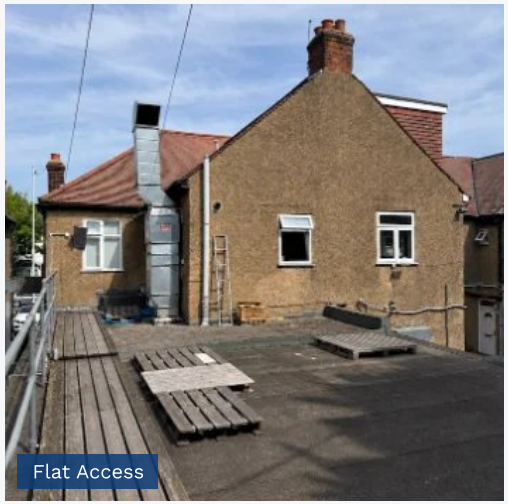

Bedroom 1 / Lounge


Bedroom 2


Bedroom 3

Bathroom

Rear Access


Flat Access

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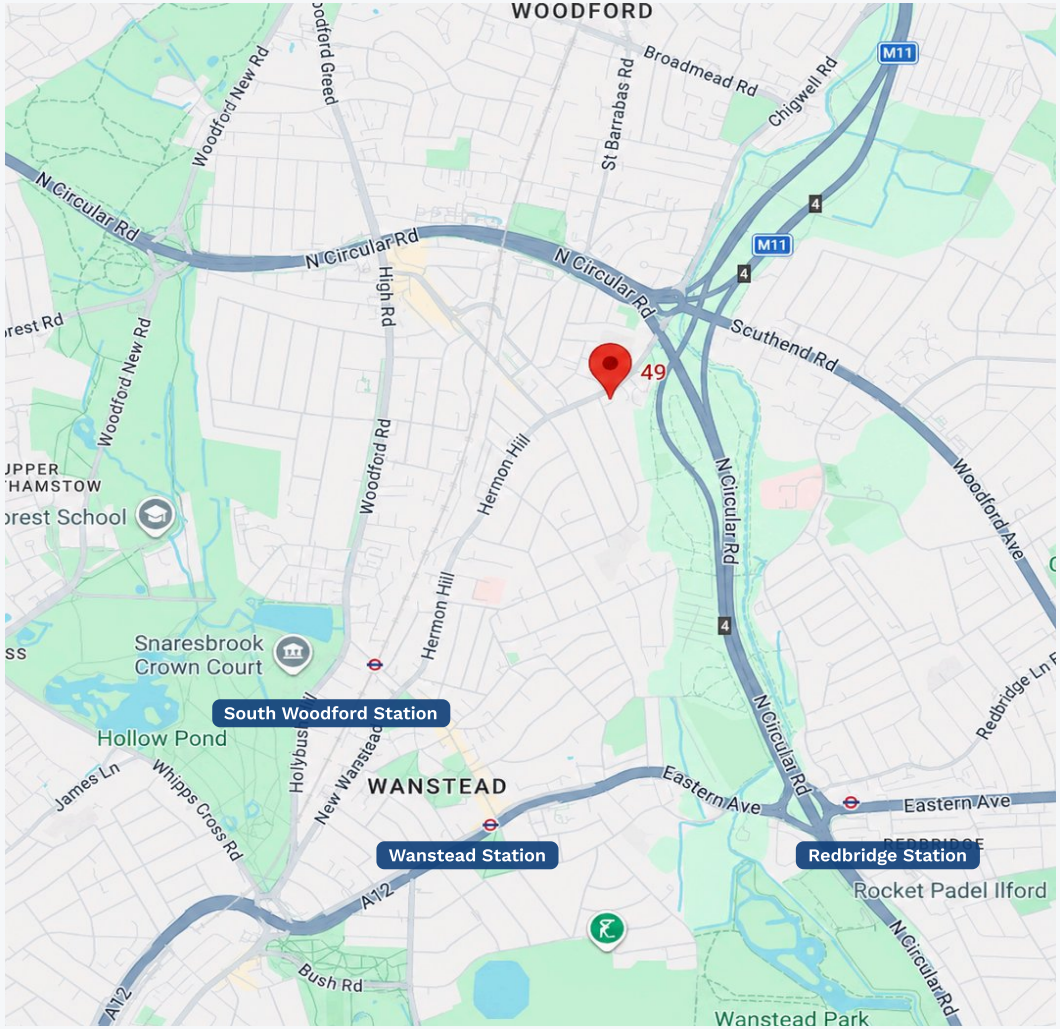

FURTHER INFORMATION & VIEWINGS

For further information or to arrange an inspection, please contact:

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BUSINESS RATES

Rateable Value: £21,500

Estimated Rates Payable: approximately £8,213 per annum.

Small business and other rates relief may apply, subject to occupier eligibility. Interested parties should make their own enquiries with the London Borough of Redbridge.

EPCS

Shop (49): Rating B. Flat (49a): Rating C.

AML / KYC

In accordance with current Anti-Money Laundering regulations, successful purchasers will be required to provide satisfactory identification, proof of address, source of funds and any other information required to complete our AML/KYC checks.

An AML/KYC administration fee of £350 + VAT will be payable by the purchaser.

HOLDING DEPOSIT

Upon acceptance of an offer and prior to the property being withdrawn from the market, a holding deposit of £5,000 will be required, subject to our standard holding deposit terms.

All offers are subject to contract.

Countrywide Commercial (UK) Ltd for themselves and for the vendors of this property whose agents they are give notice that: (i) these particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to their accuracy; (iii) no person in the employment of Countrywide Commercial (UK) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.