



## 78/78A Woodgrange Road, Forest Gate, London, E7 OEN

A rare opportunity to acquire a freehold comprising a ground floor shop and refurbished self-contained residential accommodation above.

- Freehold investment in the London Borough of Newham
- Premises located opposite Forest Gate Railway Station
- Elizabeth Line Crossrail services
- Retail parade with high footfall
- Valuable E Class Use on the ground floor
- Parking to the rear of the property

# 78/78A Woodgrange Road, Forest Gate, London, E7 0EN

## Summary

Available Size	1,966 sq ft
Price	Offers in excess of £600,000 Subject to VAT
Rates Payable	£6,861.25 per annum
Rateable Value	£13,750
EPC Rating	C (74)

## Description

The premises forms part of a parade with mix retail and residential properties, comprised of 2 storeys arranged as ground and first floors with additional space in the basement. To the rear there are two parking spaces which are accessed from a break in the parade with an opening into Woodgrange Road. The ground floor is predominantly occupied by the estate agent, with the rear section offering additional office space and a kitchen area. The first floor consists of self-contained residential accommodation, accessed via internal staircase with entrance off Woodgrange Road

## Location

The subject property is located in Forest Gate, within the London Borough of Newham. The property is situated on the east side of Woodgrange Road forming part of the popular parade virtually opposite Forest Gate Station. The Elizabeth Line Crossrail provides regular services to Liverpool Street, which is approximately a 13 minute journey, additionally the recent opening of the Crossrail has created strong links to Heathrow Airport & Slough. Wanstead Park Station forms part of the London Overground Service, this is just a few minutes' walk North of the property.

## Viewings

Strictly by appointment through the sole agent:

## Price

We are instructed to seek offers in excess of £600,000 exclusive of VAT, the premises is let to a private tenant on a FRI lease for a term of 9 years with effect from 15 November 2019 at a rent of £30,000pa (exclusive of VAT). The annual rent will be subject to a rent review on 15 November 2022 and 15 November 2025.

## Legal Costs

Each party to bear their own legal costs incurred in this transaction, subject to the prospective purchaser solicitors undertaking to pay the landlord's abortive costs if the prospective purchaser withdraw from the transaction.



## Viewing & Further Information

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## Burrows House, 415 High Street, London, E15 4QZ

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