



W.E.P.S.
WEST ESSEX PROPERTY SERVICES LTD

FOR SALE

**FULLY FITTED BARBERS
LONG ESTABLISHED**

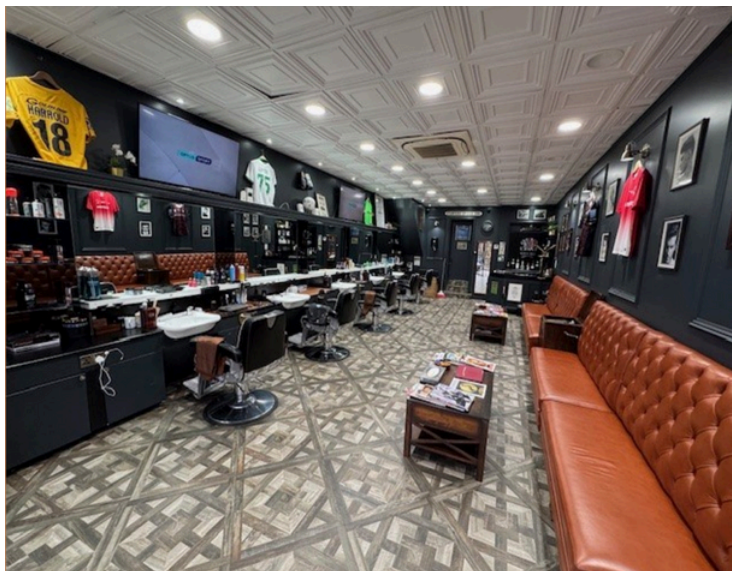
NEW LEASE AVAILABLE

CONTACT DETAILS

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020 8505 5222

MOBILE:
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INFO@WESTESSEX-PROPERTIES.COM



Floor Area

- Main retail area: 4.48m x 10.96m (528 sq ft / 49.10 sq m)
- Ancillary area (including WC): 200 sq ft (18 sq m)
- Total area: 728 sq ft (67.10 sq m)
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Lease Terms

- Lease duration: 15 years (full repairing and insuring lease)
- Annual rent: £24,000
- Rent reviews: Upward only, every 5 years
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Premium

A premium is required for the fixtures, fittings, and equipment. Price disclosed on application.

LOCATION

The property is located on High Road, South Woodford, a vibrant and well-connected area. High Road is a busy thoroughfare with convenient access to free parking for a limited time in the nearby Waitrose car park. South Woodford is a high-quality area featuring a mix of multiple and independent retailers, supermarkets, and excellent transport links, including the Central Line underground station. This provides easy access to central London and Epping in the opposite direction.





Business Rates

- Local authority: London Borough of Redbridge
- Rateable value: £20,500
- Estimated annual rates: Approximately £10,496
- Interested parties are advised to verify rates directly with the Local Authority or Valuation Office at www.voa.gov.uk. We cannot guarantee these figures

Energy Performance Certificate (EPC)

- EPC rating: Band C

Reference Fee

We charge a non-refundable fee of £350.00 for conducting reference checks and anti-money laundering verifications on prospective tenants. This fee applies regardless of whether the references are accepted by the Landlord.

Holding Deposit

To secure the property, tenants or purchasers must pay a holding deposit of £5000.00 to West Essex Property Services Limited. This deposit is refundable only if:

- The Vendor withdraws the property
- Clear title cannot be established, or
- The tenant's references are rejected by the Landlord as they are not sufficient and a personal guarantee is not offered by the prospective tenant. We will confirm what is required prior to any funds being requested
- The deposit is held in the Client Account until completion.