



97-99 Oakhill, Woodford Green IG8 9PF

Prime retail site available TO LET  
Including first floor 1 bedroom flat  
£56,000 per annum plus VAT

- Circa 1360 sq ft ground floor retail space
- Operating as a Vets practice for many years
- 1 bedroom first floor flat included
- Rent - £56,000 per annum PLUS VAT
- Available late 2026
- All uses considered STPP

# 97-99 Oakhill, Woodford Green IG8 9PF

## Summary

Size - 1361 square ft - 126.5 sq m  
Tenure - Leasehold  
Price/Rent - £56,000 per annum  
VAT - Applicable  
Insurance - re-charged at cost  
Legal fees - each party to bear their own costs  
EPC - D (98)

## Description

97-99 Oakhill comprises 2 shops converted to 1. currently trading as a Vets practice and offering multiple rooms for this service. The space measures approximately 1361 sq ft on the ground floor, with a 1 bedroom flat on the first floor (which can be excluded if not required) with its on access. To include kitchen and bathroom.

## Location

Woodford Green is an area of Woodford in East London, within the London Borough of Redbridge. It adjoins Buckhurst Hill to the north, Woodford Bridge to the east, South Woodford to the south, and Chingford to the North west. Epping Forest runs through Woodford Green in the west of the area, 9.4 miles (15.1 km) north-east of Charing Cross.

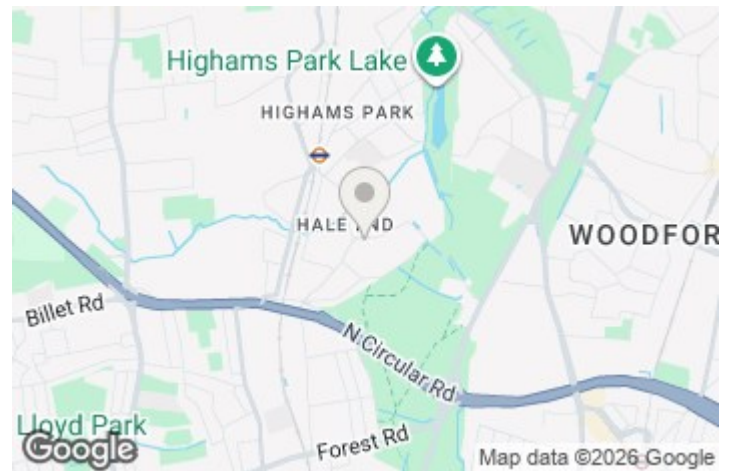
## Terms

Offered to let on new lease terms - on a Fully repairing and insuring basis. The initial passing rent will be £56,000 per annum plus vat and building insurance re-charged at cost.  
Leases will be expected to be a minimum of 5-years, with 3 months deposit paid. All uses will be considered STPP.

## Services & Rates

We are advised that all mains services are connected to the property, these services have not been tested by the agent.

The current rateable value according to the valuation office agency website is £26,000.



## Viewing and Further Information

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