

Lot 4, 354 High Road, Woodford Green, London,

IG8 0XQ

For sale by Auction on 26th March 2026 (unless sold or withdrawn prior)



Freehold Retail Investment in Affluent North East London Suburb

www.acutus.co.uk

Lot 4, 354 High Road, Woodford Green, London, IG8 0XQ

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Property Information

Freehold Retail Investment in Affluent North East London Suburb

- Let to Woodford Green Funeral Directors Limited (Holding over)
- Approximately 59.90 sq m (645 sq ft)
- Prominent location in affluent North East London commuter suburb
- In the same ownership for over 55 years
- Potential for extension and residential development on upper floors (subject to consents)
- Excellent transport links
- Nearby occupiers include Miller & Carter (opposite), Douglas Allen and a range of local independent businesses
- VAT free investment

Lot

4

Auction

26th March 2026

Rent

£16,000 per Annum Exclusive

Status

Available

Sector

Retail, High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

10 miles north-east of The City of London, 10 miles north of Canary Wharf, 12 miles north-east of Central London (Charing Cross)

Roads

A406 (South Circular), M11, A12, A104

Rail

Woodford Underground Station (Central Line Zone 4)

Air

London City Airport, London Stansted Airport

Situation

The property is prominently situated on the High Road, a prime retailing thoroughfare within Woodford Green. Nearby occupiers include Miller & Carter (opposite), Douglas Allen and a range of local independent businesses. The property also benefits from being within 1 mile of George Lane in South Woodford which includes occupiers such as Marks & Spencer, Sainsbury's and KFC.

The property benefits from excellent communication links, being within 2 miles of the M11 motorway and 1 mile from the A406 (North Circular) junction with direct access to Central London via the A12. London Underground services are close by from Woodford Underground Station and provides direct access to Liverpool Street Station via the Central Line within 25 minutes.

Tenure

Freehold.

Description

The property comprises a ground floor retail unit with an office on the first floor and benefits from access via the rear. The property may lend itself to an additional floor or residential conversion of the upper parts subject to obtaining the necessary consents.

VAT

VAT is not applicable to this lot.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground First	Retail Office	34.80 25.10	(375) (270)	WOODFORD GREEN FUNERAL DIRECTORS LIMITED with two personal guarantors	9 years from 06/09/2011 (Holding Over)	£16,000
Total		59.90	(645)			£16,000

N.B. The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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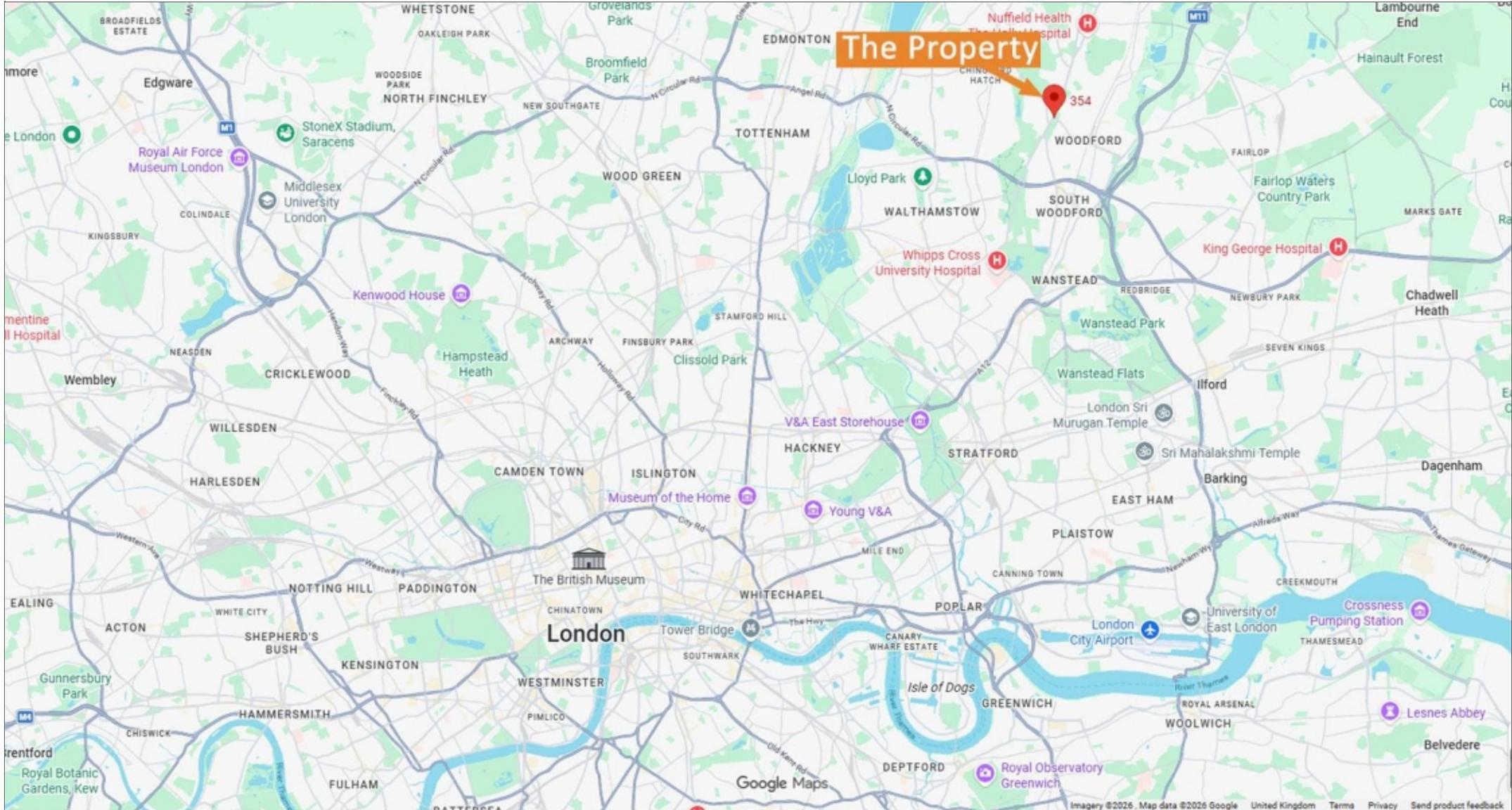
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