

ILFORD TO LET OR FOR SALE

PRIME VACANT COMMERCIAL PREMISES



UNIT 2, 172-174 HIGH ROAD ILFORD IG1 1LL

LOCATION

The subject property is located in a busy fringe prime position on the pedestrianised section of High Road, Ilford, on the same block as Waterstones, Betfred, Holland & Barratt, Sainsburys Local and Santander. Other nearby occupiers include JD Sports, Argos and Superdrug

ACCOMMODATION

Comprising ground floor commercial premises arranged as sales area and stores separated by stud partitioning (non-structural). Approximate Net Internal Area (NIA) is as follows in accordance with the RICS Code of Measuring Practice (6th Edition):
Total 950 sq.ft (88.26 m)

LEASE TERMS

The premises is available by virtue of a new Full Repairing and Insuring (FRI) lease for a term to be agreed. The long leasehold interest is also for sale.

RENT

£40,000 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days.

PRICE

Offers in the region of £500,000.00 subject to contract for the long leasehold interest with the benefit of the vacant possession.

RATES

Rateable Value £40,250
UBR 49.9p
Rates Payable
£20,085

Interested parties are advised to verify these figures and check whether they qualify for small business rates or exemption with the London Borough of Redbridge Council on 020 8708 4357.

VAT

VAT is applicable in respect of this transaction

SERVICE CHARGE

A service charge is applicable in respect of this transaction.

EPC

EPC Awaited

LEGAL COSTS

Each party to bear their own legal fees.

GDPR

General Regulations (GDPR) will take effect on 25 May 2018.

As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

Money Laundering Regulations

Due to recent money laundering regulations, all Tenants and Purchasers when making an offer on a property will need to provide a copy of their current Passport Photo page and a recent Utility Bill confirming their current address.

VIEWING

Strictly by appointments via agent



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