

# TO LET - PRIME COMMERCIAL UNIT SUITABLE FOR A VARIETY OF USES STPP

217 ILFORD LANE, ILFORD, IG1 2RZ  
1,439 SQ.FT ( 133.69 M<sup>2</sup> )



## Key Features

- Established D1 use
- Suitable for a variety of uses STPP
- Prominent location
- No premium

## Viewing

Strictly by prior appointment with sole letting agents Taylor Freeman Kataria.

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## Location

The building is situated in the central core of the renowned Ilford Lane (A123). Ilford Station serves as the nearest railway station, located half a mile north of the demise. On-street parking can be found immediately outside the property.

## Accommodation

Former dental practice benefitting from established D1 use however suitable for a variety of other uses subject to obtaining the necessary planning consents. Accommodation comprises reception, 2 surgery rooms, staff facilities, disabled WC and basement. Amenities include suspended ceilings, carpeting throughout and DDA compliant access. Approximate areas and dimensions are as follows:

Internal Width	16' 0" ( 4.88 m)
Build Depth	55' 5" ( 16.89 m)
Ground Floor	866 sq.ft ( 80.45 m <sup>2</sup> )
Basement	573 sq.ft ( 53.23 m <sup>2</sup> )
<b>Total</b>	<b>1,439 sq.ft ( 133.69 m<sup>2</sup> )</b>

## Lease Terms

The premises is offered by way of a new Full Repairing and Insuring Lease subject to periodic, upwards only rent reviews.

## Rent

£37,500 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days.

## Rates

Rateable Value	£14,500
UBR 2019/2020	49.1p
Rates Payable	£7,120
Interested parties are advised to verify these figures and check whether they qualify for small business rates relief or exemption with Redbridge Council on 020 8708 4357.	

## VAT

Value Added Tax may be applicable in respect of this property. Further details are available on request.

## Service Charge

A service charge is not applicable in respect of this property.

## Energy Performance Asset Rating

F	◀ 129	This is how energy efficient this building is
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## Legal Costs

Each party to bear their own legal costs.

These particulars are correct to the best of our knowledge but do not constitute an offer or contract. Any figures quoted may be subject to VAT in addition. No warranty is implied in relation to electrical, mechanical or other equipment.