

# TO LET - RETAIL PREMISES WITH A3/A5 CONSENT

10 CLEMENTS ROAD, ILFORD, IG1 1BA

723 SQ.FT ( 67.17 M<sup>2</sup> )



## Key Features

- A3/A5 consent but also suitable for a variety of other retail uses STPP
- Suspended ceilings
- LED lighting
- Electric Roller Shutters
- 3 phase power (untested)

## Viewing

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

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## Location

The property occupies a town centre location close to Ilford High Road. Nearby occupiers include Halifax, Starbucks, Savers, Boots and a Travelodge Hotel. The Council's offices are adjacent to the property so there is significant footfall past the property.

## Accommodation

Retail premises enjoying prescribed A3/A5 use, with a predominantly open plan sales area, kitchen, storage and disabled WC. Approximate areas and dimensions are as follows in accordance with the new International Property Measurement Standards for retail property:

Net Internal Width	10' 2" ( 3.10 m )
Widening To	13' 11" ( 4.24 m )
Retail Depth	45' 7" ( 13.89 m )
Sales Area	535 sq.ft ( 49.70 m <sup>2</sup> )
Kitchen	122 sq.ft ( 11.33 m <sup>2</sup> )
Storage	66 sq.ft ( 6.13 m <sup>2</sup> )
<b>Total</b>	<b>723 sq.ft ( 67.17 m<sup>2</sup> )</b>

## Lease Terms

The premises is offered by way of a new Full Repairing and Insuring Lease for a term to be agreed subject to periodic, upward only rent reviews or fixed rental increases.

## Rent

£27,000 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days.

## Rates

Rateable Value	£15,250
UBR 20/21	51.2p
Rates Payable	£7,808
	Interested parties are advised to verify these figures with The London Borough of Redbridge Council 020 8708 4357.

## VAT

Value Added Tax is not applicable in respect of this property.

## Service Charge

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

## Energy Performance Asset Rating

EPC Awaited

## 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.