

TO LET - PRIME RETAIL UNIT
213 HIGH ROAD, ILFORD, IG1 1LX
965 SQ.FT (89.65 M²)



Viewing

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

Contact:

Mukund Kataria
Mkataria@cliffords-estates.co.uk

Rajiv Kataria
Rajiv@cliffords-estates.co.uk



306 Green Lane
Ilford, Essex
IG1 1LQ

Tel: 020 8599 9911
Email: info@cliffords-estates.co.uk



Location

The property is situated on High Road just after it's pedestrianised section, whilst still enjoying high footfall. Notable occupiers nearby include Greggs, Coral, KFC and McDonalds. The demise is approximately 0.7 miles East of the Ilford Station, which is circa 5 minutes walk. Ilford Station is subject to the new Crossrail Scheme.

Accommodation

A1/A2 retail unit at ground floor level with additional storage accommodation to the basement. Approximate areas and dimensions are as follows:

Net Internal Width	16' 10" (5.13 m)
Retail Depth	33' 3" (10.13 m)
Sales Area	525 sq.ft (48.77 m ²)
Basement	440 sq.ft (40.88 m ²)
Total	965 sq.ft (89.65 m ²)

Lease Terms

The premises is available by way of a new Full Repairing and Insuring lease for a term to be agreed subject to periodic, fixed upward only rent reviews.

Rent

£33,000 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days

Rates

Rateable value	To be re-assessed
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VAT

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

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.