

TO LET - CONSENTED D2 SNOOKER/POOL HALL
BASEMENT OF AL-GHANI TRADE CENTRE, 210 ILFORD LANE,
ILFORD, IG1 2LW
3,500 SQ.FT (325.16 M²)



Key Features

- Consented D2 Unit
- Good Floor to Ceiling Height
- Prominent Location

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

The unit forms part of a mixed used building at basement level in shell and core condition. We have been advised the approximate floor area is as follows:

Total	3,500 sq.ft (325.16 m ²)
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Lease Terms

The premises are offered by way of a new full repairing and insuring lease for a term of 12 years outside of the provisions of the Landlord and Tenant Act 1954 governing security of tenure, with periodic, upward only rent reviews.

Rent

£37,500 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 property.

Service Charge

A service charge may be applicable in respect of this property. Further details are available on request.

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.