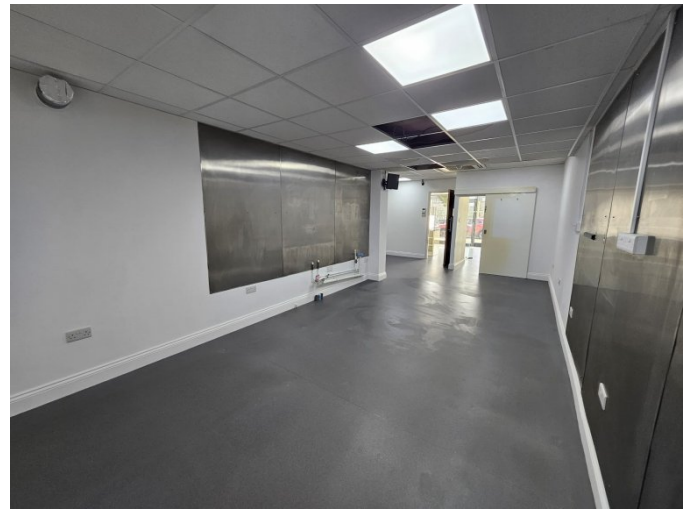


TO LET - 2 X RETAIL PREMISES OFFERED SEPARATELY OR COMBINED

227-229 ALDBOROUGH ROAD SOUTH, ILFORD, ESSEX, IG3 8HZ
826 SQ.FT - 3,555 SQ.FT (76.74 M² - 330.27 M²)



Viewing

Strictly by prior appointment with sole letting agents Taylor Freeman Kataria

Contact:

Rajiv Kataria

Rajiv@cliffords-estates.co.uk

Priya Parmar

PParmar@cliffords-estates.co.uk

Location

The property is centrally located on Aldborough Road South, within a neighbourhood parade of shops, less than half a mile (0.4 miles) from the A12 to the North. Newbury Park Station is also a 10 minute walk to the North providing Central Line services to Stratford, Liverpool Street and surrounds. Seven Kings Station is almost equidistant to the South and is subject to the new Elizabeth Line. Free raised Kerb parking can be found on surrounding roads.

Accommodation

227 Aldborough Road South comprises of surplus offices with retail frontage, with accommodation consisting of sales area, meeting room, main offices, board room, stores, staff facilities and small external break out area. The property is fully fitted out and taken as seen.

229 Aldborough Road South comprises of a commercial premises arranged over ground floor level with accommodation consisting of sales area, kitchen, WC, store and rear garden. Amenities include air conditioning, suspended ceilings, LED lighting and CCTV. The unit also benefits from extraction.

There is an opportunity to lease the properties in the following formats:

- Option 1 - 227 Aldborough Road South as existing
- Option 2 - 229 Aldborough Road South as existing
- Option 3 - 227 Aldborough Road South front to back
- Option 4 - 229 Aldborough Road South front to back
- Option 5 - Combined as a whole double-fronted premises

Plans are available on request.

Approximate areas are as follows in accordance with the RICS Code of Measuring Practice (6th Edition) on a Net Internal Area (NIA) basis:

Option 1	2,729 sq.ft (253.53 m ²)
Option 2	826 sq.ft (76.74 m ²)
Option 3	2,097 sq.ft (194.82 m ²)
Option 4	1,458 sq.ft (135.45 m ²)
Option 5	3,555 sq.ft (330.27 m ²)



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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.

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Lease Terms

The premises are available to let either separately or combined on new Full Repairing and Insuring (FRI) leases for a term by arrangement. Quoting rents as follows:

Option 1 - £20,000.00 p.ax

Option 2 - £40,000.00 p.ax

Option 3 - £30,000.00 p.ax

Option 4 - £27,000.00 p.ax

Option 5 - £60,000.00 p.ax

Rent

Upon application.

Rates

Rates Payable Option 1	£6,612
Rates Payable Option 2	£3,692.60
Rates Payable Combined	To be reassessed.
Interested parties are advised to verify these figures and check whether they qualify for small business rates relief or exemption with London Borough of Redbridge.	

VAT

VAT is not applicable in respect of this transaction.

Service Charge

Service charge is not applicable in respect of this transaction.

Energy Performance Asset Rating

EPC Awaited

Legal Costs

Each party to bear their own legal fees.