

TO LET OR FOR SALE - PRIME VACANT COMMERCIAL PREMISES

UNIT 2, 172-174 HIGH ROAD, ILFORD, IG1 1LL

950 SQ.FT (88.26 M²)



Key Features

- Prime High Road location
- Investment or owner occupier opportunity

Viewing

Strictly by prior appointment with joint sole letting/selling agents Taylor Freeman Kataria and AC Commercial

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Location

The subject property is located in a busy fringe prime position on the pedestrianised section of High Road, Ilford, on the same block as Waterstones, Betfred, Holland & Barratt, Sainsbury's Local and Santander. Other nearby occupiers include JD Sports, Argos and Superdrug.

Accommodation

Comprising ground floor commercial premises arranged as sales area and stores separated by stud partitioning (non-structural). Approximate Net Internal Area (NIA) is as follows in accordance with the RICS Code of Measuring Practice (6th Edition):

Total	950 sq.ft (88.26 m ²)
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Lease Terms

The premises is available by virtue of a new Full Repairing and Insuring (FRI) lease for a term to be agreed. The long leasehold interest is also for sale.

Rent

£40,000 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days.

Price

Offers in the region of £500,000.00 subject to contract for the long leasehold interest with the benefit of the vacant possession.

Rates

Rateable Value	£40,250
UBR	49.9p
Rates Payable	£20,085

Interested parties are advised to verify these figures and check whether they qualify for small business rates or exemption with the London Borough of Redbridge Council on 020 8708 4357.

VAT

VAT is applicable in respect of this transaction.

Service Charge

£339.77 per month.

Energy Performance Asset Rating

EPC Awaited

Legal Costs

Each party to bear their own legal fees.

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.