

TO LET - PRIME COMMERCIAL PREMISES

129 ILFORD LANE, ILFORD, IG1 2RN

853 SQ.FT (79.25 M²)



Key Features

- Prime location
- Suspended ceilings
- LED lighting
- Electric shutters
- A/C

Viewing

Strictly by prior appointment with letting agents Taylor Freeman Kataria

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Location

The building is situated in the central shopping core of Ilford Lane (A123). Ilford Lane is an extremely busy and vibrant location with the subject building being located in a 100% prime trading position. Ilford Station serves as the nearest railway station, located half a mile north of the demise.

Accommodation

Comprising of commercial premises over ground and basement floor levels. Currently arranged as sales area, treatment rooms, kitchen, WC and ancillary stores.

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

Total	853 sq.ft (79.25 m ²)
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Lease Terms

The premises is available by way of a new Full Repairing and Insuring (FRI) lease for a term by arrangement subject to periodic, upward only rent reviews. Restaurant and takeaway uses will not be considered.

Rent

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

Rates

Rateable Value	£37,500
UBR 2025	49.9p
Rates Payable	£18,712.50
Interested parties are advised to verify these figures with the London Borough of Redbridge	

VAT

Value Added Tax (VAT) is not applicable in relation to the sale of this property.

Service Charge

A service charge is not applicable in relation to the sale of this property.

Energy Performance Asset Rating

D	82	This is how energy efficient this building is
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Legal Costs

The incoming Tenant is to bear the Landlord's legal fees as well as their own.

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.