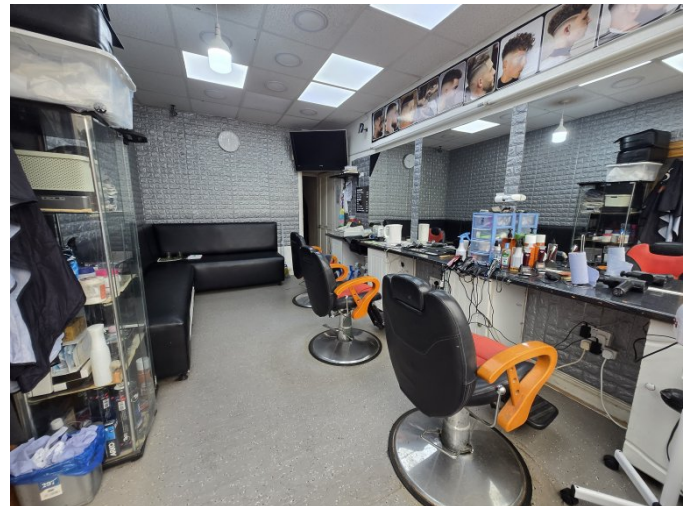


TO LET - SHOP/OFFICE/RESTAURANT
 111 BELGRAVE ROAD, ILFORD, IG1 3LG
 884 SQ.FT (82.13 M²)



Key Features

- front forecourt

Viewing

Strictly by prior appointment with sole letting agents Taylor Freeman Kataria

Contact:

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Location

Located within an established neighbourhood parade of shops and in close proximity to Belgrave Community Centre.

Accommodation

Commercial premises arranged as sales area, office, stores and staff facilities at ground floor level with additional storage accommodation to basement and front forecourt. Approximate areas are as follows in accordance with the RICS Code of Measuring Practice (6th Edition) on a Net Internal Area (NIA) basis:

Ground Floor	421 sq.ft (39.11 m ²)
Basement	463 sq.ft (43.01 m ²)
Total	884 sq.ft (82.13 m²)

Lease Terms

Available by way of a new lease for a term to be agreed. A premium is sought - offers are invited in the region of £17,500.00.

Rent

£23,000 per annum exclusive of all outgoing, payable quarterly in advance on the usual quarter days.

Rates

Rateable Value	To be re-assessed.
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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

C	◀ 68	This is how energy efficient this building is
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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.