

# TO LET - STANDALONE DOUBLE FRONTED D1 PREMISES WITH SURPLUS GARDEN + 5 CAR PARKING SPACES

565-567 GREEN LANE, ILFORD, IG3 9RJ

1,014 SQ.FT ( 94.20 M<sup>2</sup> )



## Key Features

- 5 allocated car parking spaces
- Generous external amenity area to rear
- D1 use
- uPVC double glazing throughout
- Laminate flooring
- Disabled facilities

## Viewing

Strictly by prior appointment with sole letting agents Taylor Freeman Kataria

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## Location

The premises occupies a prominent position on Green Lane (A1083), close to its junction with Goodmayes Road (B177). Eastern Avenue (A12) is located 1.5 miles to the north and can be accessed by car via Barley Lane within 5 minutes. The subject premises is walking distance to Goodmayes Station which services frequent journeys to Liverpool Street within 20 minutes, and also forms part of the new Crossrail Route. On street parking is available along the stretch of Green Lane.

## Accommodation

Double-fronted D1 premises benefitting from dual-access, 6 consulting rooms, staff facilities, storage, 4 x WC's, substantive garden and allocated car parking to the forecourt for up to 5 vehicles. Approximate areas on a Net Internal basis are as follows:

|       |                                      |
|-------|--------------------------------------|
| Total | 1,014 sq.ft ( 94.20 m <sup>2</sup> ) |
|-------|--------------------------------------|

## Lease Terms

The premises is offered by way of a new Full Repairing and Insuring Lease subject to periodic upwards only rent reviews.

## Rent

£30,000 per annum exclusive of all outgoing, payable quarterly in advance on the usual quarter days.

## Rates

|  |           |
|--|-----------|
| Rateable Value   | £11,750   |
| UBR 24/25  | 49.9p     |
| Rates Payable  | £5,863.25 |
| Interested parties are advised to verify these figures and check whether they qualify for small business rates relief or exemption with Redbridge Council. |           |

## VAT

Value Added Tax may be applicable in respect of this property. Further details are available on request.

## Service Charge

A service charge is not applicable in respect of this property.

## Energy Performance Asset Rating



64

This is how energy efficient this building is

## 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.