

TO LET - A1/A2 RETAIL UNIT
 57 MEADS LANE, ILFORD, ESSEX, IG3 8QL
 722 SQ.FT (67.08 M²)



Key Features

- Suspended Ceiling
- Electric Roller Shutters

Viewing

Strictly by prior appointment with sole letting agents Taylor Freeman Kataria.

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Location

The premises is located in a local neighbourhood parade of shops on Meads Lane which can be accessed from Aldborough Road South to the West which also provides access onto the A12 thoroughfare to the North. High Road (A118) Ilford is approximately half a mile to the south of the demise. Both Newbury Park Station and Goodmayes Station serve as the nearest stations and can be reached within 15 minutes by walk, servicing frequent journey's to Stratford and Liverpool Street Station. On-street parking by way of raised kerbs can be found nearby.

Accommodation

Lock-up shop with WC. Approximate dimensions and areas are as follows:

Internal Width	16' 4" (4.98 m)
Retail Depth	43' 12" (13.41 m)
Total	722 sq.ft (67.08 m ²)

Lease Terms

The premises are offered by way of a new Full Repairing and Insuring Lease for a term to be agreed.

Rent

£11,500 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days.

Rates

Rateable Value	£7,480
UBR 2019/2020	49.9p
Rateable Value	£3732
Interested parties are advised to verify these figures and check whether they qualify for Small Business Rates Relief or exemption with The London Borough of Redbridge Council on 020 8708 4357.	

VAT

Value Added Tax is not applicable in respect of this property.

Service Charge

A service charge is not applicable in respect 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 to absorb the Landlord's legal expenses incurred in this transaction.