

FOR SALE - SPLIT LEVEL DOUBLE-FRONTED B1 OFFICE WITH RETURN FRONTAGE AND 3 ALLOCATED CAR PARKING SPACES.  
544-546, LEY STREET, ILFORD, IG2 7DB  
1,400 SQ.FT ( 130.06 M<sup>2</sup> )



### Key Features

- 3 allocated car parking spaces
- Large display windows
- Return frontage
- Double fronted

### Viewing

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

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### Location

The property is situated fronting Ley Street in this busy secondary main road. Ley Street leads within a short drive through to the A12 (Eastern Avenue) which joins up to Gants Hill the A406 (North Circular) and the M11. Newbury Park Central Line Station and Ilford's town centre with it's substantial shopping and leisure facilities are both within a short drive of the property.

### Accommodation

Split level double-fronted B1 office with return frontage totalling approximately 1,400 sq.ft including a lower ground floor, landing and upper ground offices. Approximate net internal areas are as follows:

544 Ley Street	850 sq.ft ( 78.97 m <sup>2</sup> )
546 Ley Street	550 sq.ft ( 51.10 m <sup>2</sup> )
<b>Total Floor Area</b>	<b>1,400 sq.ft ( 130.06 m<sup>2</sup> )</b>

### Lease Terms

We are advised that the property will be sold by virtue of a long leasehold interest with the benefit of vacant possession.

### Price

Offers are sought in the region of £410,000.00 for the benefit of the long leasehold interest with vacant possession.

### Rates

Rateable Value	To be re-assessed
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### VAT

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

### Service Charge

A service charge may be applicable in respect of this property. Further details are available on request.

### Energy Performance Asset Rating

EPC Awaited

### Legal Costs

Each party to bear their own legal costs.



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