

RETAIL UNIT TO LET

ILFORD

172-174 HIGH ROAD

Available Freehold or Leasehold



Location

The property occupies a prime location on Ilford High Road. Other nearby retailers in the immediate vicinity include **Sainsbury's, Toni & Guy, Greggs & Waterstones.**

Accommodation

The unit is arranged over ground floor only. It benefits from the following approximate floor areas and dimensions:

Shop Frontage:	18 ft	5.5 m
Ground Floor Sales:	754 sq ft	70 sq m
Ground Floor Ancillary:	179 sq ft	17 sq m

Rent

£35,000 per annum exclusive.

Offers invited on the Freehold interest in the property.

Tenure

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

Rates

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value:	£38,500
UBR (2019/2020):	0.491
Rates Payable:	£18,903

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

An EPC for this property can be made available on request.

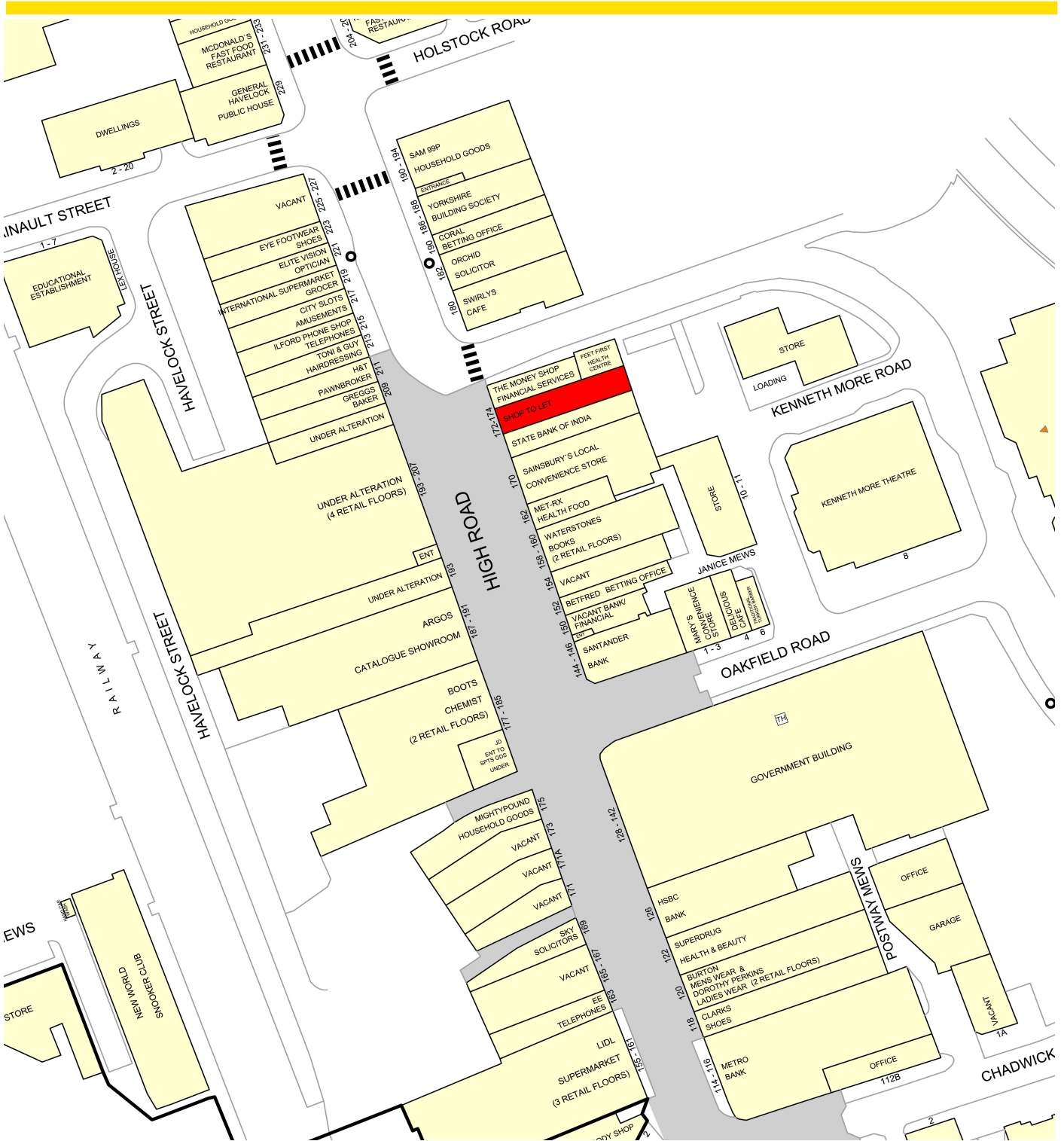
SUBJECT TO VACANT POSSESSION

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VIEWING & FURTHER INFORMATION

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