

# UNIT 65 THE EXCHANGE SHOPPING CENTRE ILFORD IG1 1AS



ON THE INSTRUCTIONS OF WATCHES OF SWITZERLAND GROUP LTD  
CONFIDENTIALLY AVAILABLE  
INCENTIVES AVAILABLE



## LOCATION

The premises benefit from a return frontage located in a visible and central position within The Exchange Shopping Centre. The unit is adjacent to Clintons and opposite H&M and River Island. Nearby retailers include Pandora, Ernest Jones, WH Smith, Debenhams, Next, New Look and Vodafone.

## LEASE

The premises are held on an effectively full repairing and insuring lease expiring 23 June 2021 contracted within the Landlord & Tenant Act 1954 Part II.

## RENT

£77,500 pax subject to an upward only rent review effective 24 June 2019.

## INCENTIVES

Incentives are available subject to covenant.

## SERVICE CHARGE

£15,340.80 pa - 2018

## VAT

VAT will be charged at the appropriate rate, if applicable.

## EPC

An EPC will be made available upon request.

## ACCOMMODATION

The accommodation is arranged on ground floor only having the following approximate floor area;

Ground Floor	1,455 sq ft	135.17 sq m
--------------	-------------	-------------

## RATES

Rateable Value		£65,000
UBR 2020/21		N/A
Rates Payable 2020/21		Nil

As a result of the Government's Expanded Retail Discount Scheme no general rates are payable until 31 March 2021. Interested parties are advised to verify this with, London Borough of Redbridge 020 8708 5670.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## VIEWING

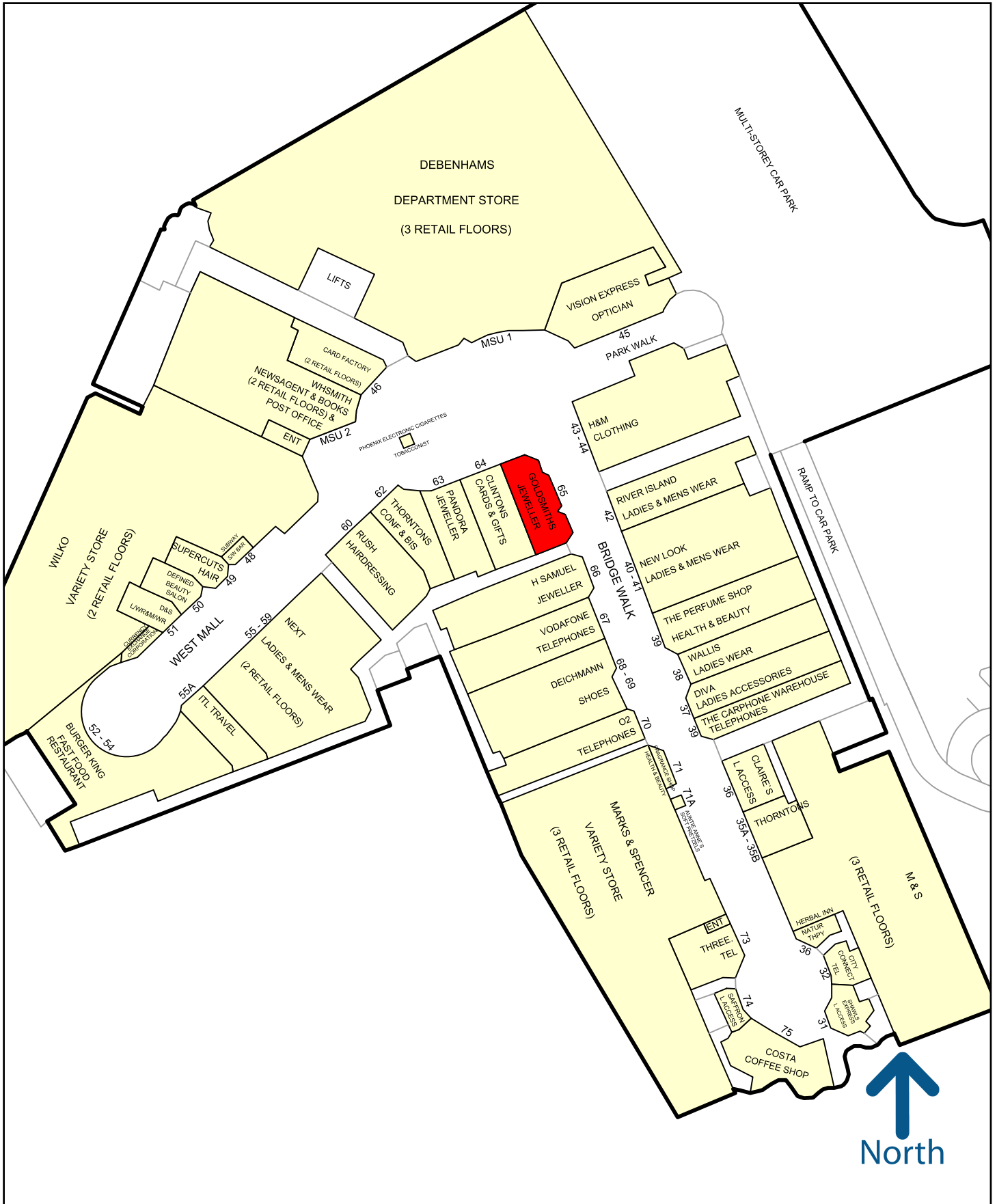
Strictly by appointment through the assignor's **sole** agents as **staff are unaware** of the impending disposal.

## CONTACTS

George Brooke [georgebrooke@stephenkane.co.uk](mailto:georgebrooke@stephenkane.co.uk)  
07739 913 888  
Jonathan Cowan [jsc@stephenkane.co.uk](mailto:jsc@stephenkane.co.uk)  
07973 619 090

61 Queen Anne Street, London W1G 9HH Tel: 020 7224 0101 Fax: 020 7224 0406

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation, or warranty whatever is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings.



50 metres

Experian Goad Plan Created: 06/04/2018  
Created By: Stephen Kane and Co

