

TO LET

Dobbin & Sullivan
Chartered Surveyors, Est 1991

SOUGHT AFTER ILFORD LANE LOCATION
A1 RETAIL PREMISES AVAILABLE
(GROUND FLOOR AND BASEMENT)
PLUS ADDITIONAL SELF-CONTAINED BASEMENT
211 ILFORD LANE,
ILFORD,
IG1 2RU

GROSS INTERNAL AREA :

RETAIL UNIT:

GROUND FLOOR: 54.98 M² - 591.79 SQ.FT

BASEMENT: 21.67 M² - 233.25 SQ.FT

UNIT 5 - SELF-CONTAINED BASEMENT: 19.27 M² - 207.42 SQ.FT



- **PROMINENT LOCATION IN ILFORD LANE**
- **CLOSE TO SEVERAL NICHE RETAILERS AND RESTUARANTS IN VIBRANT MIXED USE LOCATION**
- **EXCELLENT PASSING TRADE WITH HEAVY VOLUME OF BOTH FOOTFALL AND VEHICLE TRAFFIC**
- **FITTED OUT REFURBISHED PREMISES WITH MODERN SHOP FRONT AND BASEMENT STORAGE**

Chartered Surveyors
& Commercial Property
Consultants

020 8221 9610

Burrows House
415 High Street, London
E15 4QZ

Email:
mail@dobbinandsullivan.com
Website:
dobbinandsullivan.com

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1. These particulars do not constitute, nor constitute any part of an offer or a contract.
2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact.
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4. The vendor(s) or lessor(s) do not make or given, and neither Dobbin & Sullivan nor any person in their employment has any authority to give, any representation or warranty in relation to this property.

LOCATION:

The property is situated at the corner of Ilford Lane / Kingston Road approximately mid-way between Ilford and Barking Town Centre's.

Ilford Lane connects Ilford to Barking and is a popular shopping destination serving a densely populated area as well attracting customers across London with its niche retailers / restaurants.

There are a number of Bus routes that run along the road, providing access to local destinations, Ilford Rail Station is 0.6 miles to the North and Barking Road Station and Underground is approximately 0.95 miles to the South.

**DESCRIPTION:**

The property forms part of a 2 storey premises offering a fitted-out retail unit accommodation on the ground floor with basement storage.

The retail area is open plan with spot lights, and air condition units. The property benefits from being refurbished with a modern shop front and "return" frontage to Kingston Road and basement storage. There is a separate WC to the rear of the unit. A further self-contained unit comprising of a basement storage can be accessed from the front.

ACCOMMODATION:

Unit	Accommodation / Area - (Net Internal Area)
Shop Premises with Basement	Retail - 51.91m ² - 558.75 sq.ft
	W/C - 18m ² - 193.75 sq.ft
	Basement - 20.84m ² - 224.31 sq.ft
Unit 5 Separate Basement / WC	Basement - 17.61m ² - 189.55 sq.ft
	W/C - 1.66m ² - 17.86 sq.ft

The subject accommodation is connected to the usual standard services, with tenant to rely on their own inspection by way of separate negotiation.

TENURE

A New Proportional FRI lease for a term to be agreed for each unit.

RENT:

£ 32,000 per annum exclusive for the shop and basement
£ 8,000 per annum exclusive for the self-contained basement.

PREMIUM:

On request

EPC:

To follow

We recommend that you make your own enquiries to the London Borough of Redbridge.

LEGAL COSTS:

Each party to bear their own legal costs incurred in this transaction. The prospective tenant is required to give an undertaking through their solicitors prior to the commencement of legal formalities for any abortive legal costs should they withdraw from the transaction.

VIEWING:

Strictly by appointment only via Landlord's sole agents **Dobbin and Sullivan**

DOBBIN & SULLIVAN
AJAY TOHANI / CHRIS HARDING
TEL: 020 8221 9610

EMAIL: mail@dobbinandsullivan.com

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