**COMMERCIAL PROPERTY AGENTS** 

# Rarely Available FREEHOLD FOR SALE

# 199 llford Lane, llford, Essex IG1 2RU





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#### <u>Location</u>

The property is situated within a busy retail parade on the popular shopping street known as Ilford Lane that serves the highly populated local community. The building is positioned in an excellent trading position within a highly sought after location surrounded by many successful local businesses. Ilford Station (British Rail) is approx 0.5m away and Ilford Town Centre is within a 5 - 10 minute walk.

#### **Accommodation**

The property comprises a commercial building arranged over ground, basement 1<sup>st</sup> & 2<sup>nd</sup> floor levels affording the following approximate sizes & dimensions:-

Frontage	4.9 m	16 ft.
Ground floor	114 m2	1221.2 sq.ft
Basement Storage	28.13 m2	304.8 sq.ft
1 <sup>st</sup> Floor offices & Kitchen	58.53 m2	631.7 sq.ft
2 <sup>nd</sup> Floor Offices	28.1 m2	303.5 sq.ft
<u>Grd Lean to/ covered area</u>	9.9 m2	107.43 sq.ft
Total (excluding basement & lean to)	200.63 m2	2156.4 sq.ft

The property is in excellent decorative order throughout and offers the following amenities:

- WC facilities DDA compliant on the ground floor, and further WC facilities and kitchen areas on the 1st floor.
- Air—Conditioned throughout
- Fully Alarmed
- Double Glazing throughout
- Gas Central Heating
- Suspended Ceilings on ground floor
- Acess from rear sevice road

### <u>Guide Price</u>

 $\pounds$ 850,000 for the vacant freehold interest.

#### Legal Costs

Each party to bear their own legal costs.

### Viewing

Strictly by via sole agents Countrywide Commercial (UK) Ltd

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## Ground floor view from entrance

Rear ground floor office area

