

Rarely Available  
**FREEHOLD FOR SALE**

**199 Ilford Lane, Ilford, Essex IG1 2RU**



**0845 299 3952**

[www.countrywidecomm.co.uk](http://www.countrywidecomm.co.uk)

## **Location**

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
Grd Lean to/ covered area	9.9 m2	107.43 sq.ft
<b>Total (excluding basement &amp; lean to)</b>	<b>200.63 m2</b>	<b>2156.4 sq.ft</b>

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
- Access from rear service road

## **Guide Price**

£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

**Jason Grant Tel: 07956 380 992**  
[jason@countrywidecomm.co.uk](mailto:jason@countrywidecomm.co.uk)

**Ground floor view from entrance**



**Rear ground floor office area**

