# countrywide

## **COMMERCIAL PROPERTY AGENTS**



(suit many trades)

2 car spaces

1891 sq. ft / 175.84 m2 (approximate size)

On a New Lease

250 High Road, Ilford, IG1 1QF

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### Location:

The property is located beneath a 19-storey residential development positioned at the eastern end of High Road, Ilford at the junction with Griggs Approach immediately opposite Lynton House (Redbridge Council offices) and a public pay & display car park. Nearby retailers include Subway, KFC, McDonalds, Lidl, farm Foods and a 5-minute walk into Ilford's main shopping centre.

Ilford Train station (main line & future Crossrail station) is a 9-minute walk away plus the office is situated opposite a main bus stop enabling excellent routes in and out of the Town centre.

Ilford Town Centre lies approximately 8 miles North East to Canary Wharf, 12 miles north-east to Central London, 5-minute drive to the A406 (North Circular Road), 10 minutes to the A13 with direct routes into Canary Wharf and the City and is also conveniently situated for the M11 / M25.

### **Description:**

Shop premises in a shell & core condition, with ancillary storage and WC facilities, approximate sizes and dimensions below: -

2 car spaces		
Total Area	1891 sq. ft	175.84 m2
Kitchen/storage	188 sq. ft	17.47 m2
Open Area/sales	1703 sq. ft	158.37 m2
Shop Width	40 ft	12.19 m
Shop Depth	51 ft	15.54 m
Gross Frontage	26 ft 3"	8 m

## Terms

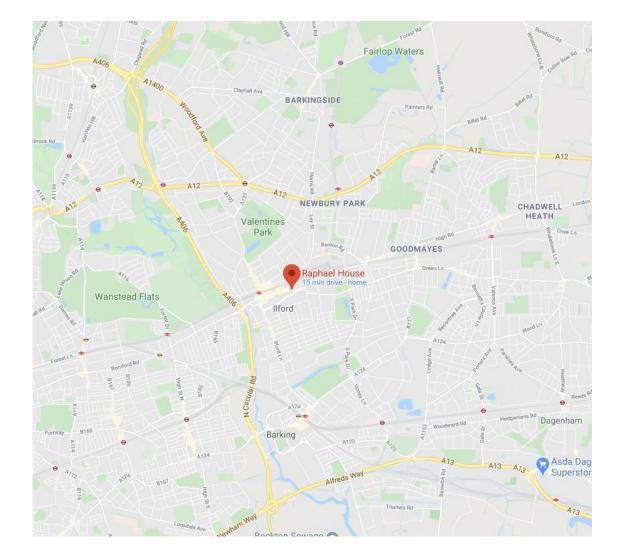
Available by way of a new FRI lease for a term to be agreed.

## Rent Offers are sought in the region of £30,000 pax



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#### Rates

According to the VOA the RV is £39,983 pa Applicants are advised to make their own investigations into the rates payable

### Legal Costs

Ingoing tenant to pay for the landlord's legal costs, approx. £1500 + VAT

# Viewing

Strictly by Appointment only via sole agents

**Jason Grant** 

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