

# RETAIL UNIT

(suit many trades)

2 car spaces

1891 sq. ft / 175.84 m<sup>2</sup>  
(approximate size)

# TO LET

On a New Lease

250 High Road,  
Ilford, IG1 1QF



**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: -

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

**2 car spaces****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**







### 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

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