

SUPERMARKET
INVESTMENT
&
FIRST FLOOR
(Vacant)

250 HIGH ROAD, ILFORD, ESSEX

FOR SALE

- 250 Yr. Lease from 2017
- Supermarket pays £30,000 pax
- First floor office (vacant)
- PD for 2 x 1 Bed Flats (1st floor)
- 1944 sq. ft (180.07 m2) per floor
- 2 Car Spaces per floor



LOCATION

The property is 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.

TENANCY INFORMATION

Retail premises has recently been let for a term of **10-year FRI no breaks** from November 2020 at a passing rent of **£30,000 pax** to an independent supermarket with a **6 month’s rent deposit**.

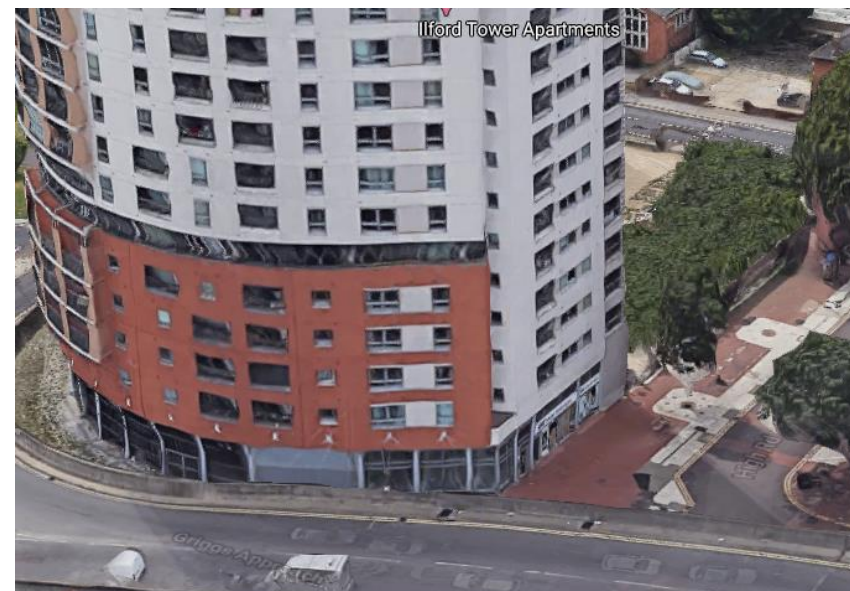
Total Area 1944 sq. ft 180.7 m2
With 2 car spaces

1st floor office with a self-contained front entrance & 2 car spaces

Arranged as 7 office suites with a large Reception/ greeting area, separate Kitchen with 2 separate WC’s.

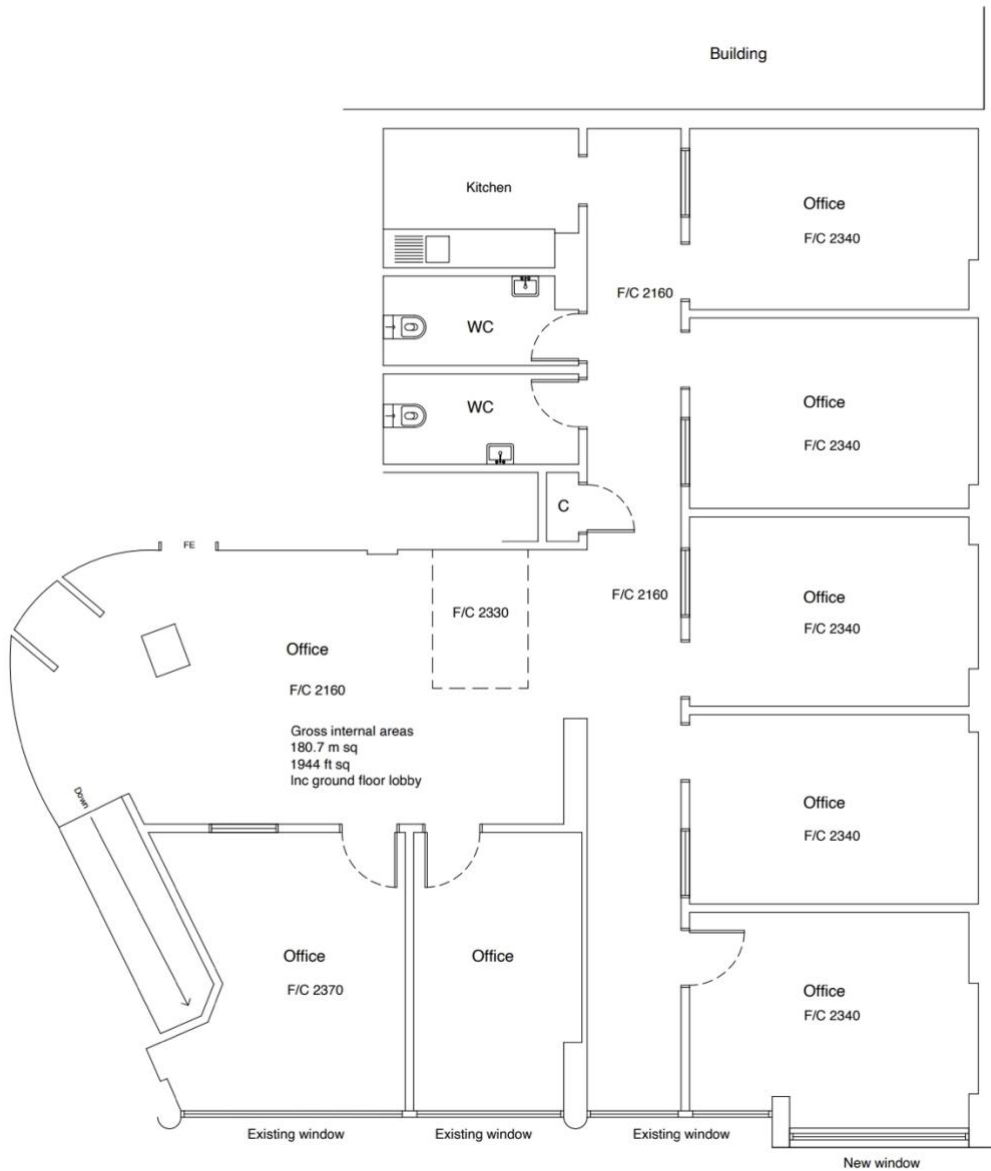
Gross internal area 1944 sq. ft 180.7 m2
With 2 car spaces

(Our client has drawn a PD scheme to convert this area into 2 x 1bed flats, plans available upon request)

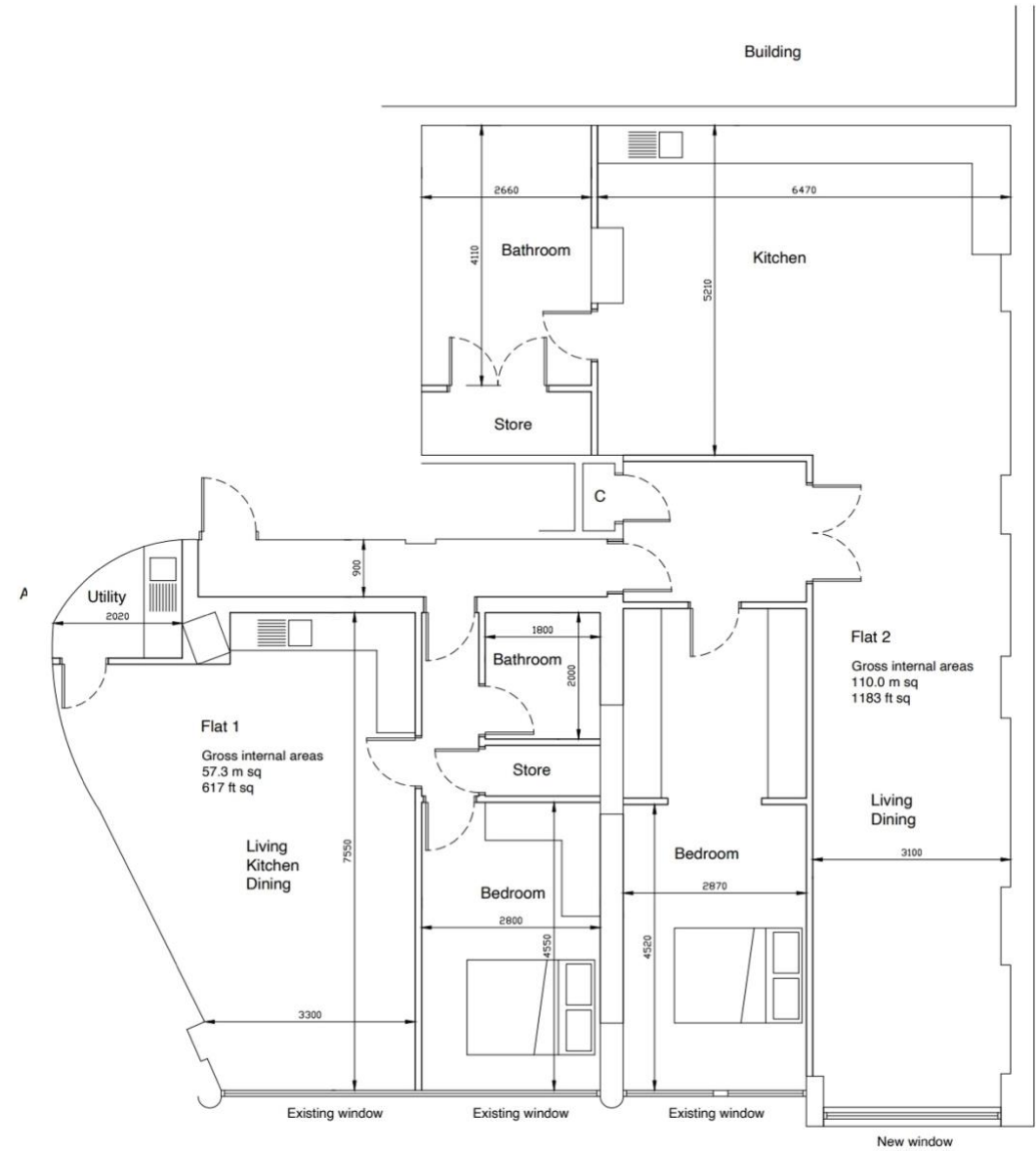


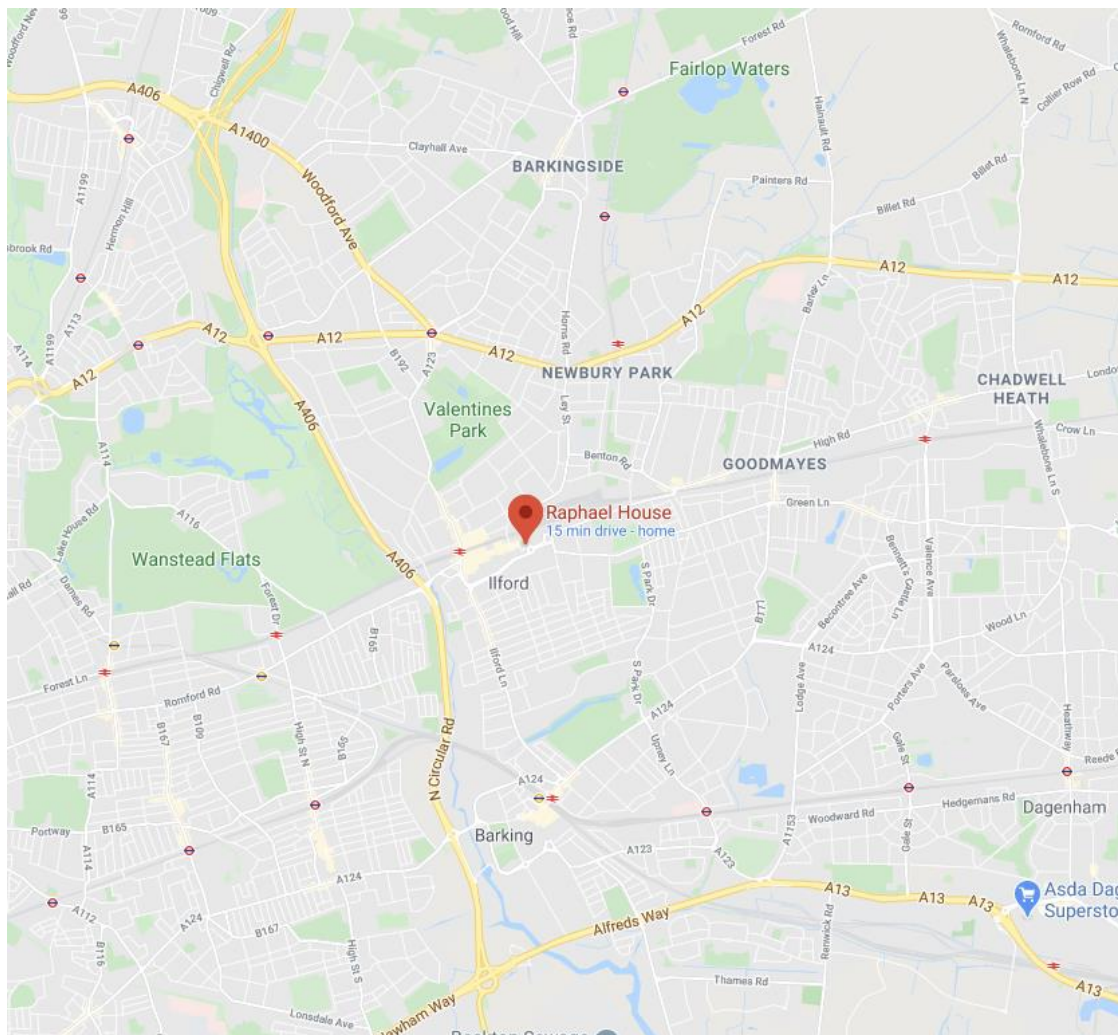


Existing 1st Floor Offices



Proposed 1st Floor - 2 x 1 bed Flats





Lease Details

250 Year lease from August 2017

Price

Offers in the region of £695,000 + VAT, subject to contract

Legal Costs

Each party to pay for their own

Viewing

Strictly by Appointment only via sole agents

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