

Highly
Prominent
Retail Unit

TO LET

Total area
103 m2 / 109 sq. ft

90 Ilford Lane, Ilford, Essex



Location

The property is situated on the west side of Ilford Lane close to the junction of Wilton Road forming part of a prominent parade of mixed-use shops positioned at the northern end of Ilford Lane.

Ilford Lane connects Ilford to Barking Town Centre and is a densely populated area attracting shoppers from across London with its niche retailers and restaurants.

Ilford Station 0.3 miles north
Barking Overground Station 1.2 miles to the south

Description

Arranged as a ground floor retail unit in a very good decorative form and ready to be traded from immediately.

Approximate net internal areas below: -

Shop Width	3.73 m2	12.24 ft
Shop Depth	22 m2	72.18 ft
Shop Area	82.13 m2	884.04 sq. ft
Rear Store	20.45 m2	220.12 sq. ft
Total Area	102.58 m2	1104.16 sq. ft

Tenure

New Lease to agreed.

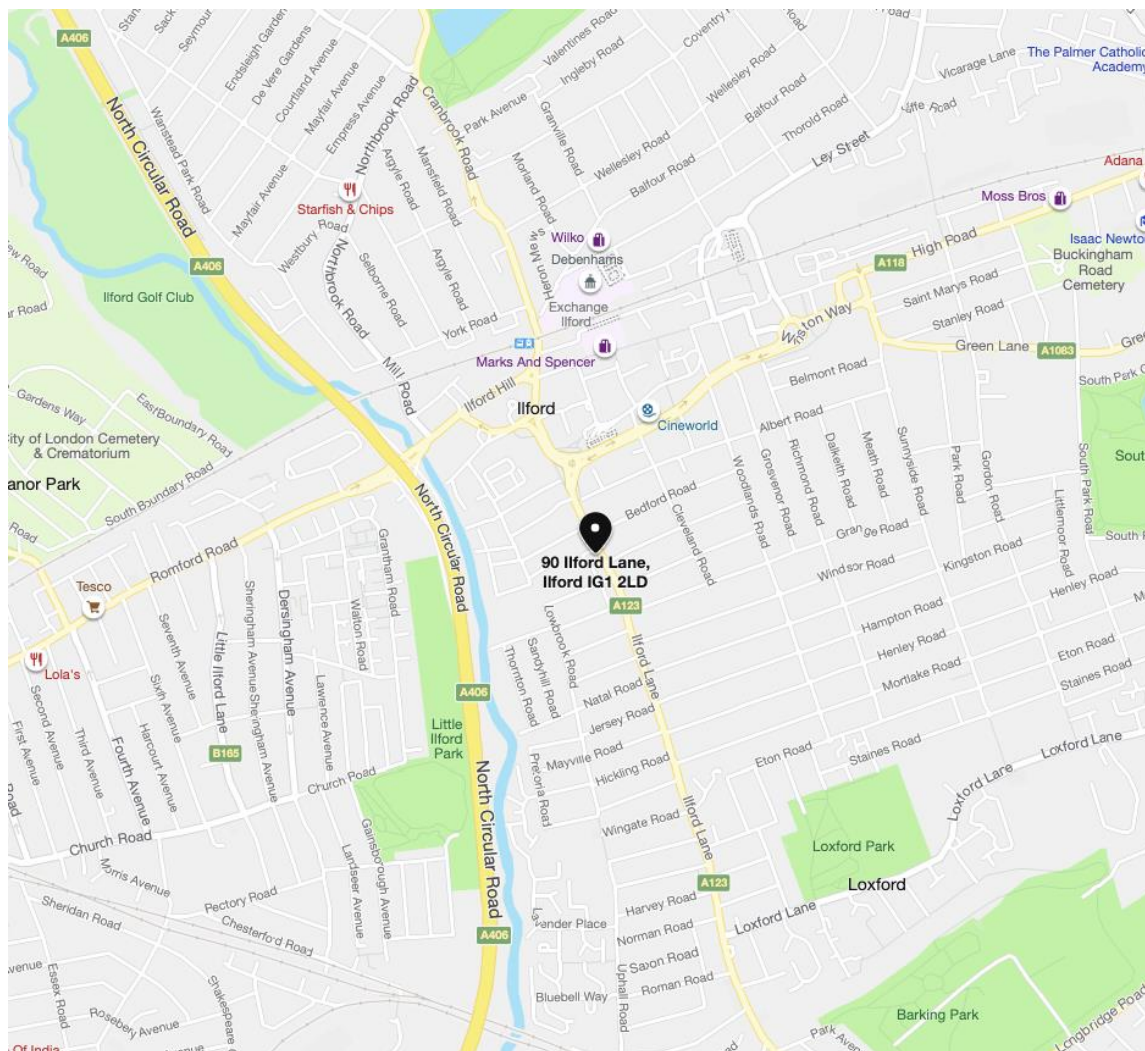
Rent:

Asking rent of £35,000 pax

Premium:

Offers are invited





Rates:

Rateable Value - £17,418

BR Multiplier – 49.1p

Rates payable - £8,552,23 approx.

(n.b interested parties should contact London Borough of Redbridge for verification of these figures)

Legal Costs:

Ingoing tenant to pay for the landlord’s legal fees.

References:

A charge of £200 + VAT may be payable for taking up references on behalf of proposed tenants, this fee is non-refundable after the references have been taken up, whether or not they are accepted by the Landlord.

Viewing strictly by appointment only via sole agents

Jason Grant - 020 8506 9900 / 020 8506 9905

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