

Highly Prominent Large Retail Showroom

Short Term Arrangement

TO LET

Ground and First Floor Showrooms

- E Class Use *Suitable for many uses*
- 1-3 Year Lease
- Attractive rent of £62,000 pax
- Forecourt Parking for 6 cars

Ground floor showroom	3336.81 ft2	(310 m2)
First floor showroom	1636.11 ft2	(152 m2)
First floor office	398.26 ft2	(37 m2)
Rear Storage	796.53 ft2	(74 m2)
Total Area	6167.72 ft2	(573 m2)

556-558 High Road, Seven Kings, Ilford
Essex IG3 8EG



Location:

Situated within the Seven Kings area of Ilford, within the London Borough of Redbridge. A strategic location for both residential and commercial purposes, characterized by its diverse community, and excellent transport connections.

Transport Links:

- **Seven Kings Railway Station:** Approximately 100 meters from the property, providing services on the Elizabeth Line, offering swift connections to central London and beyond.
- **Bus Services:** Several local bus routes operate along High Road, facilitating easy access to surrounding areas.
- **Road Access:** High Road (A118) is a major thoroughfare linking Ilford to Romford, with connections to the A12 and A13, enhancing vehicular accessibility.

Description:

A highly prominent large retail showroom with a first-floor showroom area, 1st floor offices and rear storage, approximate areas below:-

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First floor showroom	1636.11 ft2	(152 m2)
First floor office	398.26 ft2	(37 m2)
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- Highlights**
- 4 Forecourt Car Spaces**
- Open Plan Showroom Areas**
- Large Frontage**
- Highly Prominent Location**
- Kitchen & WC Facilities**

Use:

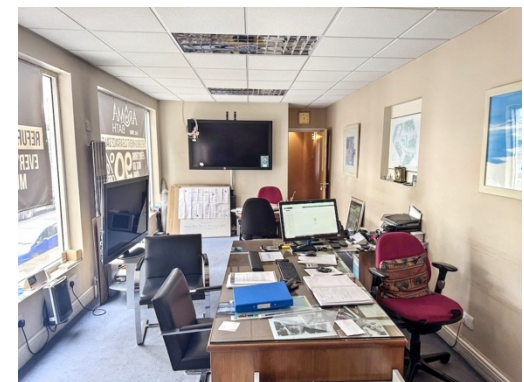
E Class Use

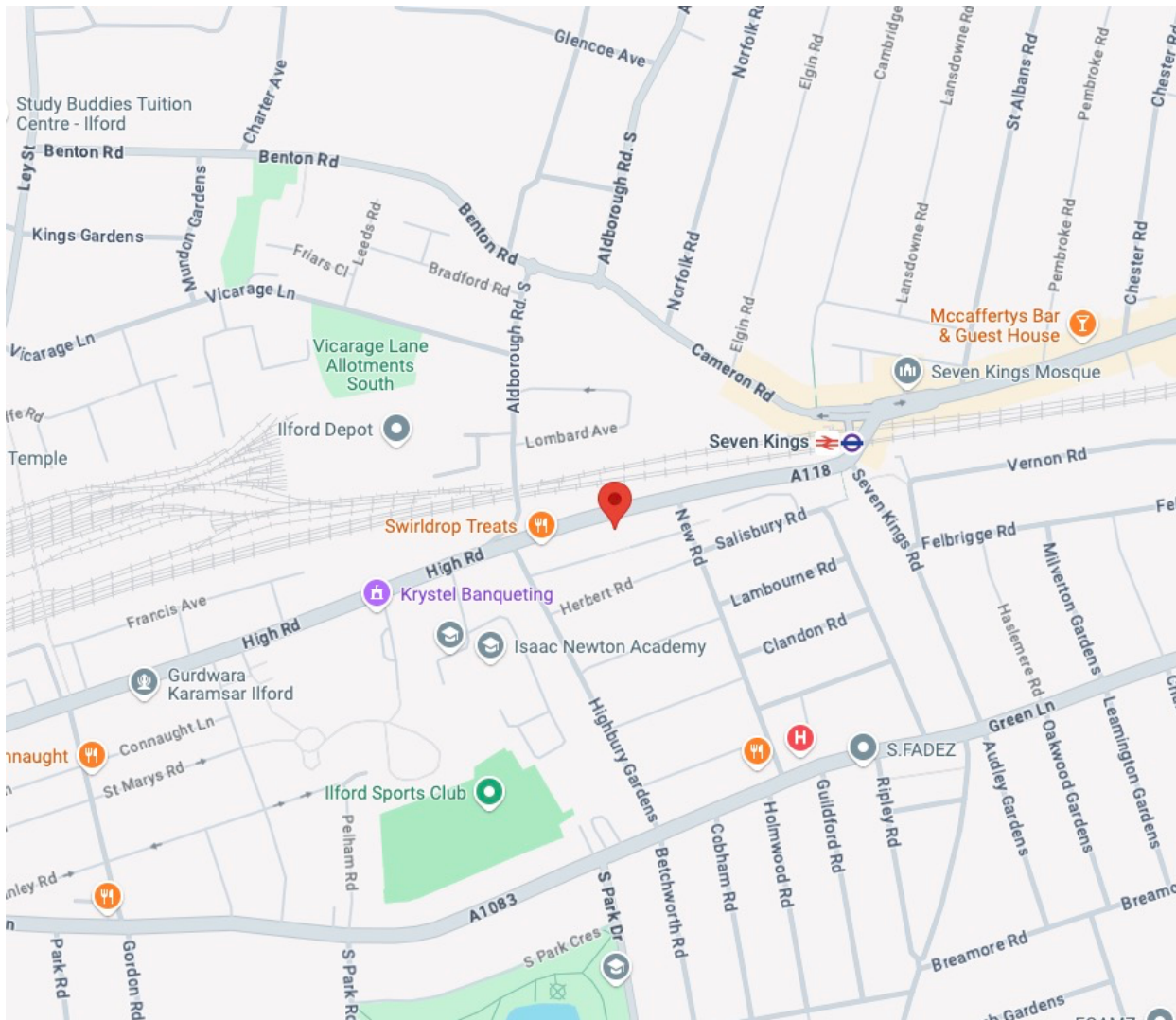
Tenure:

The property is available by a short-term arrangement over a 1–3-year period.

Rent:

Incentivised rent to allow for the short-term asking **£62,000 pax** subject to contract.



**Rates**

Rateable Value £43,000

Rates payable: £21,457

Enquiries should be made to The London Borough of Redbridge to verify this amounts.

Legal Costs

The ingoing tenant is expected to pay towards the landlord legal costs of £2000 + VAT

Reference & Credit Checks

A charge of £350 + 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 the Landlord accepts them.

Holding Deposit

Tenants wishing to secure this property may be required to pay a holding deposit to Countrywide Commercial of £2000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proven or the tenant's references, AML, and Credit checks are not acceptable to the landlord. This deposit is held in our client's account until completion.

EPC

Available Upon Request

Viewing

Strictly by Appointment only

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