

Rare Freehold Mixed-Use Investment in Popular Local Parade

Shop rented at £19,800 pax
Vacant 3 Bed Maisonette

Mixed-Use Freehold Investment
Established Local Parade Location
Commercial Income of £19,800 pax
Lease to 2044 with 5 Yearly Reviews
Vacant 3-Bed Flat with Letting Potential
Asset Management Opportunity

11 Claybury Broadway, Clayhall,
Ilford, Essex IG5 0LQ



Description

A rare opportunity to acquire a mixed-use freehold investment within the popular Claybury Broadway parade in Clayhall.

The property comprises a substantial ground-floor commercial unit let on a **25-year lease from June 2019**, subject to **5-yearly rent reviews**, at a passing rent of **£19,800 per annum exclusive**. The shop provides a large retail area and store extending to approximately **139 sq m (1,496 sq ft)**, together with a **self-contained rear storage unit** and **rear access**.

The upper part comprises a **self-contained 3-bedroom flat**, which has been **newly refurbished** and is currently **vacant**. We understand the flat is being marketed at **£1,900 pcm**, offering scope to increase the overall income.

Freehold opportunities within this established local parade are relatively uncommon and the property should appeal to investors seeking immediate income with further asset management potential.

Location

11 Claybury Broadway occupies a prominent position within an established neighbourhood shopping parade in the sought-after Clayhall area of Ilford. The parade serves the surrounding residential catchment and includes a range of local and independent occupiers, making it a well-supported local trading position.

Tenancy / Accommodation

Ground Floor Shop

Let on a 25-year lease from June 2019

Passing rent: **£19,800 pax**

Approx. **139 sq m (1,496 sq ft)**

Self-contained rear storage unit

Rear access

Upper Part

Self-contained **3-bedroom flat**

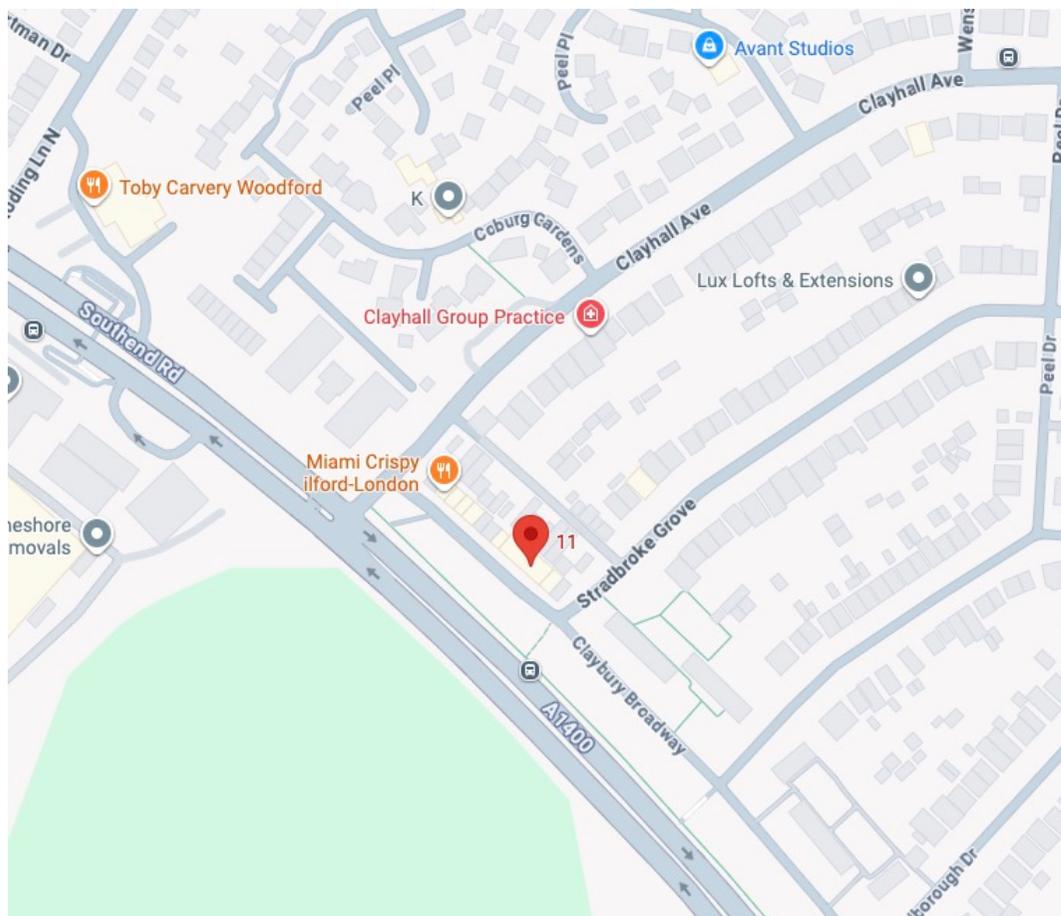
Vacant / newly refurbished

Marketed at **£1,900 pcm** by local letting agent

Guide Price: £625,000 subject to contract.





**Legal Costs:**

Each party to bear their own legal costs incurred in the transaction.

AML/KYC Checks

Under Anti-Money Laundering Regulations, the purchaser will be required to provide satisfactory identification and proof of funds. A charge of £350 + VAT may be payable for the necessary AML / KYC checks.

Holding Deposit

Purchasers wishing to secure the property may be required to pay a holding deposit of £3,000, subject to contract. The deposit will be held in our client account until completion. Terms relating to its retention or refund will be confirmed prior to payment.

Viewing strictly by appointment via sole agents

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