

PRIME RETAIL UNIT Lease For Sale

- Prominent Corner Position
- High Footfall
- Former Bank Premises
- E Class Use
- Ground 121.83 sq.m / 1311.37 sq. ft
- Basement 39.15 sqm / 421.41 sq. ft

180 High Road, Ilford, Essex



Location

Ilford is a large town and major regional commercial and administrative centre located approximately 7 miles north east of Central London, within the London Borough of Redbridge. The town supports a densely populated surrounding residential area.

The town has good road communications with easy access gained to the North Circular Road (A406) to the west, connecting to the A13 a short distance to the south and the M11 motorway to the north. The public transport system is excellent with a number of local bus routes and Ilford mainline station approximately 500 meters to the west of the property providing direct connections with London Liverpool Street via Stratford with a journey time of 15 minutes.

The property occupies a prominent corner position on the south side of High Road with return frontage onto to Clements Road, forming a busy thoroughfare due in part to the multiple bus stops directly outside the property.

The property is situated in a busy and highly prominent retailing pitch on the end of the pedestrianised section of High Road. Nearby occupiers include national retailers Greggs, Coral Bookmakers, Toni & Guy and a number of local retailers.

Description & Accommodation

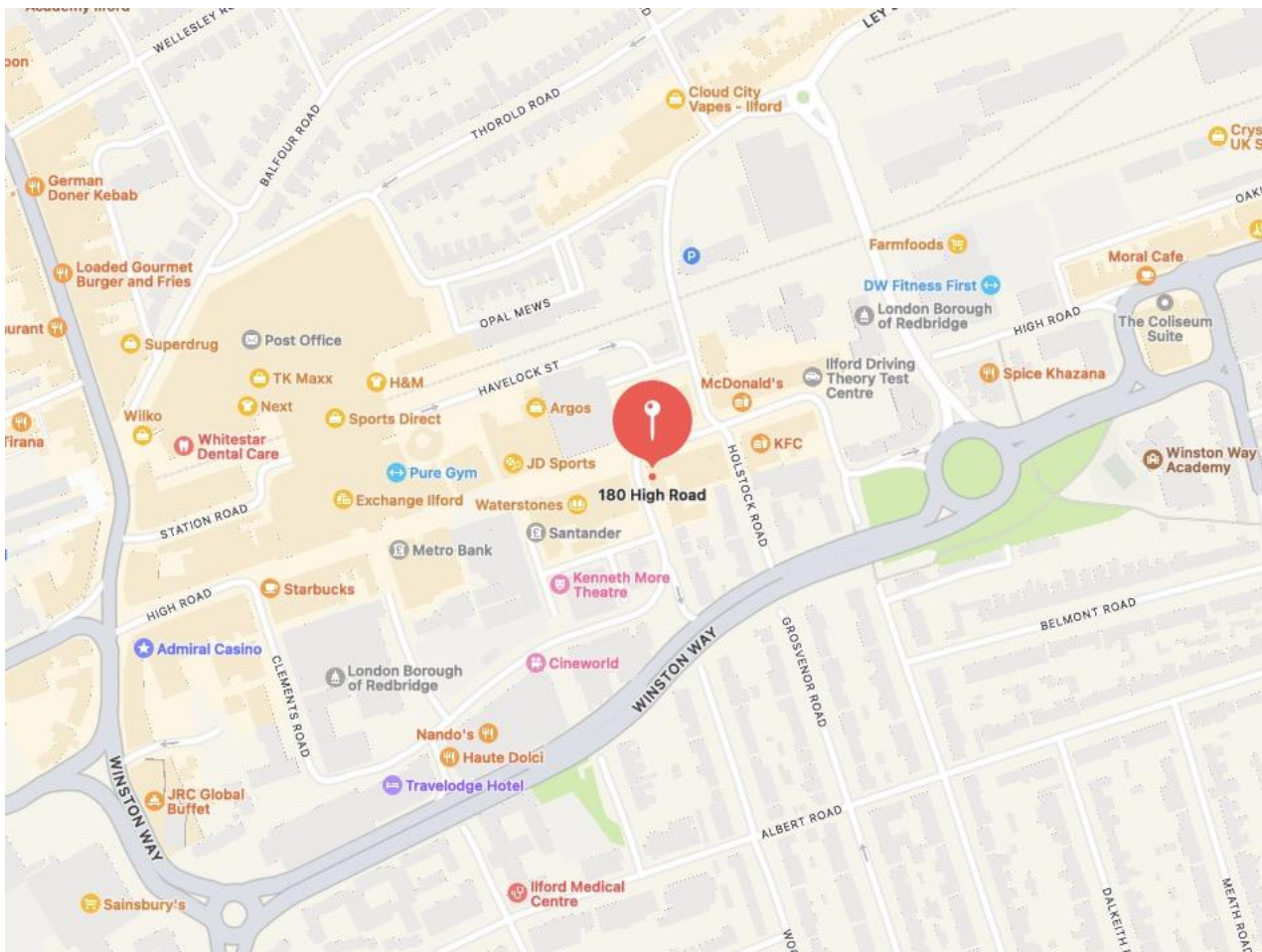
The property comprises a 1920s Grade II listed end of terrace 3 storey building the accommodation on offer is arranged over ground and basement levels.

Approximate sizes.

Ground floor

Internal Width	8.4m	27.56 ft
Shop Depth	13.33m	43.7 ft
Ground floor GIA	122 sqm	1313 sq. ft
Basement storage	39.15 sqm	421.41 sq. ft





Lease terms

10-year lease from February 2019 with a rent review in February 2024

Passing Rent

The passing rent is **£30,000 pax** up until review in Feb 2024 when a minimum rent of £40,000 pax shall be payable.

Premium

Offers sought in the region of **£30,000** for the benefit of the lease.

Rates (2019/2019)

Rateable Value	£38,250
UBR	0.48p
Rates payable	£18,360 PA

(Interested parties are advised to verify these figures with the London borough of Redbridge)

Legal Costs

Ingoing tenant to pay a contribution towards the landlords’ legal costs.

Viewing

Strictly by appointment with sole agents
 Countrywide Commercial (UK) Ltd
 Jason Grant – 020 8506 9905
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