

## SHOP UNITS TO LET

### 165 & 167 HIGH ROAD ILFORD IG1 1DG



#### Location

The property occupies a prime location adjacent to the Exchange Shopping Centre. Neighbouring retailers include M & S, Boots, EE, Superdrug, J D Sports, Dorothy Perkins and Burtons.

#### Accommodation

The premises comprise two ground floor shops providing the following approximate dimensions and areas:

	<u>165</u>	<u>167</u>
Net Frontage:	18 ft	17 ft 3 ins
Ground Floor:	1,425 sqft	1,375 sqft
Basement:	950 sqft	950sq ft

#### Lease

The shops are offered on new FRI leases subject to 5 yearly rent reviews.

#### Rent

165 High Road: £70,000 p.a. exclusive  
167 High Road: £67,500 p.a. exclusive

**N.B.** The premises are also available as a combined unit. Rental on request.

Consideration would also be given to a freehold sale. Details on application.

#### Rates

To be assessed

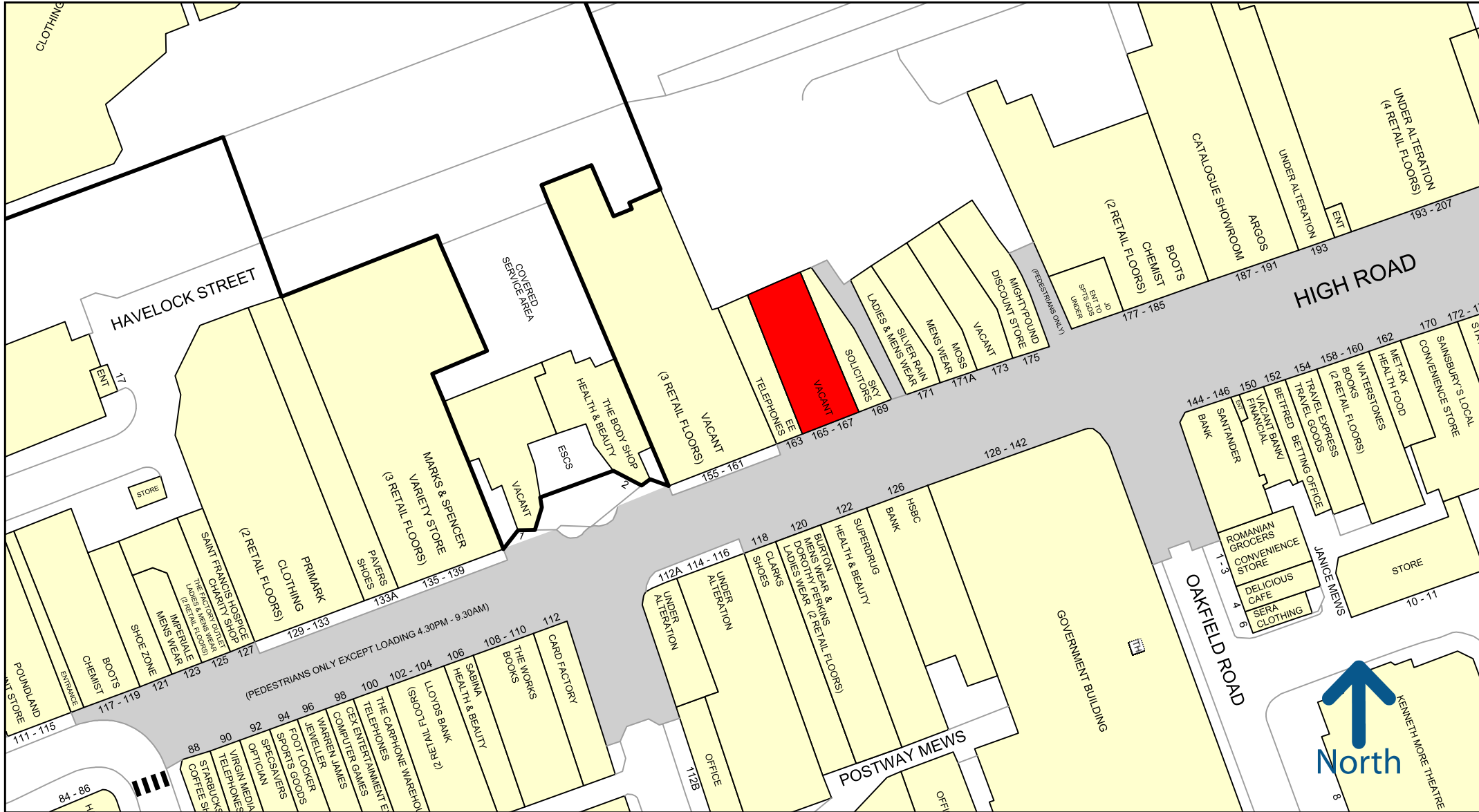
#### Legal Costs

Each side is to pay its own legal costs.

#### Viewing

Strictly by prior appointment through  
John Charles 020 7935 6501  
[jc@lcg.uk.com](mailto:jc@lcg.uk.com)

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Created By: LCG



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