

Ref: S73

## Lock Up Shop TO LET



## Ilford Lane, Ilford, Essex.

**LOCATION:**

The property is situated fronting Ilford Lane. Ilford Lane is an extremely popular and busy Road which joins up to Barking's Town Centre in one direction and Ilford's Town Centre in the alternate.

Both towns have their own mainline overground rail stations and both provide quick access to the North Circular Road (A406) which in turn provides access to the A13 in one direction and the A12 and M11 in the alternate.

**DESCRIPTION:** Sought-after premises that comprises of approximately 1,442 sqft (134 sqm) of retail area. It been fitted out to a high standard and the property benefits from central heating, laminate flooring, CCTV, Paxton entry systems, security doors, glass partitioning, alarm with kitchen and WC facilities including DDA compliant facilities. The property benefits from A2 Use. It is offered to let upon assignment of the existing lease which expires in August 2028.



**N.B.** It is the responsibility of any interested party to fully clarify exact floor areas, the premises existing planning use and whether their proposed use requires a change in planning permission.

- AMENITIES:**
- **SHOP WITH RETAIL AREA OF 1,442 SQFT (134 SQM)**
  - **GLASS PARTITIONING**
  - **C.C.T.V.**
  - **ALARM**
  - **SUSPENDED CEILING**
  - **KITCHEN AND W.C. FACILITIES**
  - **CENTRAL HEATING**
  - **LAMINATE FLOORING**



**TERMS:** The property is offered to let upon assignment of the existing lease which is due to expire on the 28th May 2028. Review dates are as follows 29th August 2020 and 29th August 2024.

**RENT:** £45,000 p.a.x.

**PREMIUM:** Offers Invited

**RATES PAYABLE:** £15,718.75

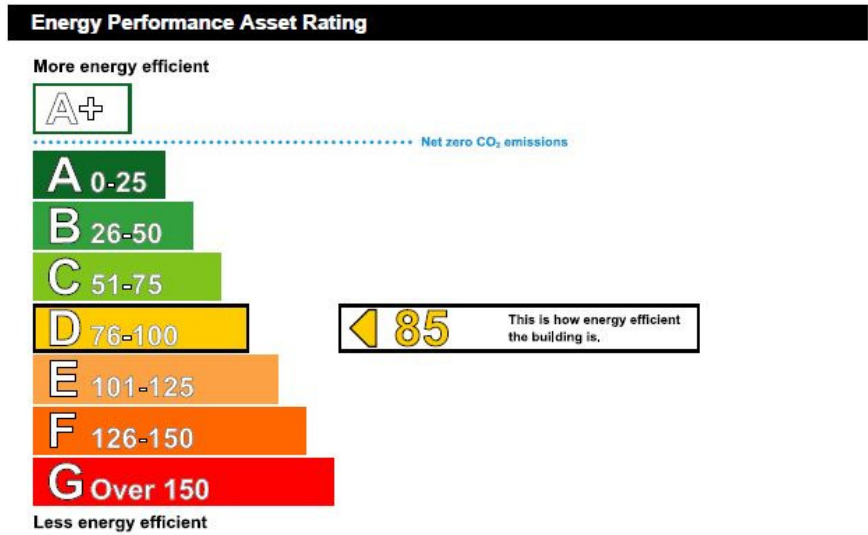
**EPC RATING:**

**Energy Performance Certificate**   
Non-Domestic Building

82 Ilford Lane  
ILFORD  
IG1 2LA

**Certificate Reference Number:**  
0270-7974-0383-6240-9060

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).



**REFERENCES:**

Land Commercial Surveyors Ltd charges a fee of £125.00 plus VAT at the prevailing rate for taking up references upon the proposed tenants. This fee is non-refundable after references have been taken up, whether or not they are accepted by the Landlord.

**ANTI MONEY LAUNDERING**

Due to the recent changes in the Anti money laundering regulations it is now standard procedure to undertake a Personal and Company and general AML checks.

Please note this is taken up for both landlord and tenant and any other entity that as a relationship with the property.

**LEGAL COSTS:** To be paid by ingoing tenant

**V.A.T.** All rents, prices and premiums are exclusive of VAT under the Finance Act 1989. We would advise all interested parties to consult their professional advisors as to their liabilities if any, in this direction.

**VIEWING:** Strictly by appointment

**LAND COMMERCIAL SURVEYORS LTD**  
**020 8498 8080**



*IT IS THE RESPONSIBILITY OF ANY INTERESTED PARTY TO FULLY CLARIFY FLOOR AREAS, PLANNING USE AND WHETHER THEIR PROPOSED USE IS SUITABLE. THESE MARKETING DETAILS ARE FOR INDICATION PURPOSES ONLY AND COMPLETED BASED UPON THE INFORMATION GIVEN AND ISN'T ALWAYS CORRECT. NO EQUIPMENT OR UTILITIES HAVE BEEN TESTED BY US AND SHOULD BE CHECKED BY THE INTERESTED PARTY PRIOR TO COMPLETION. ALL FEATURES LISTED AT THE TIME OF MARKETING ARE SUBJECT TO CHANGE AND DO NOT FORM PART OF THE CONTRACT.*