

PROMINENT CLASS E
FREEHOLD FOR SALE
**BARKINGSIDE,
ILFORD**

133 HIGH STREET

Description

Barkingside forms part of Ilford and is situated within the London Borough of Redbridge. The area is served by public transport with Barking Underground Station (Central Line).

The property is situated in a prominent position in High Street with nearby retailers including **Lloyds Bank, British Heart Foundation, Vodafone, HSBC, Bet Fred, Nationwide Building Society** and **Harvey & Thompson**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are currently arranged over a ground floor banking hall with first floor, providing the following approximate areas:

Ground Floor Sales	1,433 sq. ft.	(133.13 sq. m)
Ground Floor Ancillary	796 sq. ft.	(73.95 sq. m)
First Floor Ancillary	1,204 sq. ft.	(111.85 sq. m)
Total	3,433 sq. ft.	(319 sq. m)

The property has 4 car parking spaces.

The second floor has been sold off on a long leasehold in April 2017 on a 125 year lease paying a ground rent of £100 per annum. Plans of the accommodation are available on request.

User

The premises currently falls under a Class E use.

Terms

The property is offered to the market with vacant possession seeking offers in excess of **£410,000**.

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transactions.
Subject to Contract



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£57,500
UBR (24/25)	0.546p

All parties are to advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of D 60. A full report is available upon request.

Legal Costs

Each party to pay their own legal fees incurred in this transaction.

Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

Darren Coleman **07970 796470**
darren.coleman@greenpartners.co.uk

Freddie King **07545 386694**
freddie.king@greenpartners.co.uk

In partnership with:



For further information and to register and stay up-to-date with this property please click the image below.





50 metres

Experian Goad Plan Created: 23/07/2024
Created By: Green and Partners



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