

PRIME SHOP TO LET SUBJECT TO VACANT POSSESSION

ILFORD

120 HIGH ROAD



Description

The premises are situated in a prime trading location adjacent to **Superdrug** and **Clarks** with other nearby occupiers including **Marks & Spencer**, **Boots** and **Primark**. The premises are also located close to the entrance to Exchange Shopping Centre.

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

Accommodation

The premises area arranged over ground, first, second and third floors having the following approximate accommodation:

Ground Floor Sales	3,584 sq. ft.	(333 sq. m)
Ground Floor Store	441 sq. ft.	(41 sq. m)
First Floor Sales	3,297 sq. ft.	(306 sq. m)
First Floor Ancillary	424 sq. ft.	(39 sq. m)
Second Floor Ancillary	2,918 sq. ft.	(271 sq. m)
Third Floor Ancillary	2,757 sq. ft.	(256 sq. m)

Lease

The premises are available, subject to vacant possession, on a new 10 year full repairing and insuring lease, subject to 5 year upward only rent reviews.

Rent

£120,000

per annum exclusive.

Business Rates

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

Rateable Value	£144,000
UBR (20/21)	0.512p

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

EPC

The property has an EPC rating of E 102. A full report is available upon request.

Legal Costs

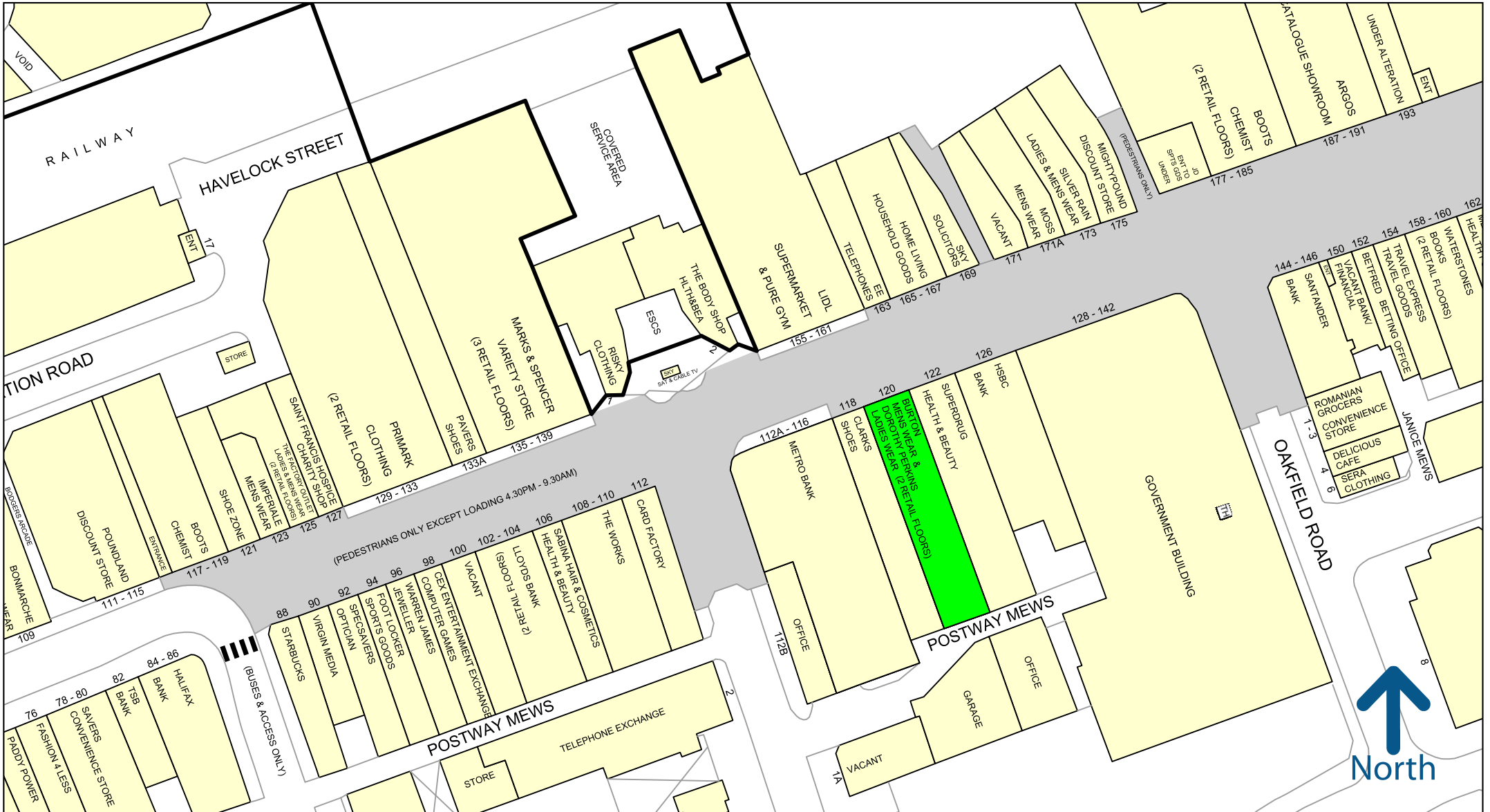
Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

Viewing is strictly by appointment through sole agents, **Green & Partners**, contacting:

Mike Willoughby 020 7659 4827
mike.willoughby1@greenpartners.co.uk

Subject to Contract



50 metres

Experian Goad Plan Created: 25/05/2018
Created By: Green and Partners



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