

ILFORD

TO LET/MAY SELL

**BRAND NEW RETAIL/OFFICE/SHOWROOM
NEXT TO ILFORD STATION ENTRANCE
3,778 sq.ft (350.99sqm)**



UNIT 1, THE HORIZON BUILDING, 51-59 ILFORD HILL, ILFORD IG1 2ZN

LOCATION

The Horizon Building, now one of Ilford's landmark new mixed use development, is located within the vibrant and multicultural town centre of Ilford, home to the famous Exchange shopping mall and accompanied High Street consisting of leading retail brands, supermarkets, restaurants and cafes.

Ilford Town Centre is one of London's most exciting regeneration opportunities offering thousands of new homes, jobs, restaurants and services.

The Horizon Building is conveniently located adjacent to one of East London's busiest stations, Ilford Station, recently upgraded to the Crossrail Scheme, benefitting from increased service frequencies into key Central London destinations. Part of the building will be used by Crossrail to build a brand new ticket hall for the station.

Road links in the area are favourable with A123 directly connecting to the A12 and the A406 London North Circular Road.

The Horizon originally offered 3 brand new retail units, of which 2 have been let. Unit 3, adjacent to Unit 1, has been let to One Stop Convenience Store, and Unit 2, the larger of the 3, has been let to an eyecare clinic, Community Health and Eyecare Limited (CHEC).

ACCOMMODATION

The Horizon Building comprises of 3 new self contained commercial premises at ground floor level of which we have 1 unit remaining to let, offered in shell and core condition with a fully glazed frontage. The unit forms part of a new 12 storey mixed use scheme with 122 residential units to the upper floors.

Approximate areas are as follows in accordance with the RICS Code of measuring Practice (6th Edition):

Total 3,778sq.ft (350.99sqm)

KEY FEATURES

- Prominent Location
- Situated Within a New Mixed Use Building
- Frontage onto Ilford Hill
- High Footfall
- 3 Phase Power (Untested)
- Rear Access
- Loading/Unloading
- 8.96% net initial yield at the asking price against the quoting rent.

LEASE TERMS

The unit is available either for sale long leasehold (LLH) or by way of a new Full Repairing and Insuring (FRI) lease for a term to be agreed subject to periodic, upward only rent reviews

RENT

£52,500 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days

Value Added Tax is applicable in respect of this property.

PRICE

Offers are sought in the region of £560,000.00 subject to contract in consideration of a 999 year long lease with vacant possession.

VAT

Value Added Tax is applicable in respect of this property.

SERVICE CHARGE

Estimated at £1.10 psf

LEGAL COSTS

Each party to bear their own.

EPC

EPC Awaited

GDPR

General Regulations (GDPR) will take effect on 25 May 2018.

As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

Anti Money Laundering

Due to recent changes in the Anti Money Laundering regulation it is now standard procedure to undertake a Personal and Company and general AML checks.

Please note this is taken up for both Landlord/Vendor and Tenant/Purchaser and any other entity that has a relationship with the property.

VIEWING Strictly by prior appointment with joint sole letting agents



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