

# SHOP/OFFICE TO LET (ASSIGNMENT) WITH BASEMENT AND EXTERNAL GARAGE

819 HIGH ROAD, ILFORD, IG3 8TD  
1,498 SQ.FT ( 139.17 M<sup>2</sup> )



## Key Features

- Rear Access
- External Garage
- Car Parking/Loading/Unloading
- 3 Phase Power (Untested)
- Front Forecourt

## Viewing

Strictly by prior appointment with sole letting agents Taylor Freeman Kataria

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## Location

The premises is situated within a secondary parade of shops within the Seven Kings/Goodmayes border on the High Road (A118). Goodmayes Railway Station is walking distance to the site, located South-East of the unit providing direct access to Liverpool Street Station. It is also subject to the new Elizabeth Line. On-street parking can be found to the front of the property operable by way of pay and display and off-street to the rear of the demise on Postway Mews. Nearby occupiers include Aldi, McDonalds, Safe store Self Storage and Tescos Extra.

## Accommodation

Comprising of a self-contained 'E' class commercial premises arranged as sales area, ancillary office/storage, basement and WC. Amenities include front forecourt, rear external area serving car parking/loading/unloading and rear access into the unit. There is also an external garage/outbuilding included within the demise on Postway mews. Approximate areas are as follows in accordance with the RICS Code of Measuring Practice (6th Edition) on a Net Internal Area (NIA) basis:

Sales Area	549 sq.ft ( 51.00 m <sup>2</sup> )
Rear Office	130 sq.ft ( 12.08 m <sup>2</sup> )
Basement	532 sq.ft ( 49.42 m <sup>2</sup> )
External Garage	287 sq.ft ( 26.66 m <sup>2</sup> )
<b>Total</b>	<b>1,498 sq.ft ( 139.17 m<sup>2</sup> )</b>

## Lease Terms

The premises is offered by way of an assignment of the existing renewable lease which expires in June 2028, with a Tenant-only break clause in June 2026.

## Rent

£24,000 per annum exclusive of all outgoing, payable quarterly in advance on the usual quarter days.

## Rates

Rateable Value	£16,000
UBR 2022/23	49.9p
Rates Payable	£7,984



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Interested parties are advised to verify these figures with the London Borough of Redbridge on 020 8708 5000

**VAT**

Value Added Tax may be applicable in respect of this transaction.

**Service Charge**

A service charge may be applicable in respect of this property.

**Energy Performance Asset Rating**

C

57

This is how energy efficient  
this building is

**Legal Costs**

The incoming Tenant to bear the Landlord's reasonable legal expenses.