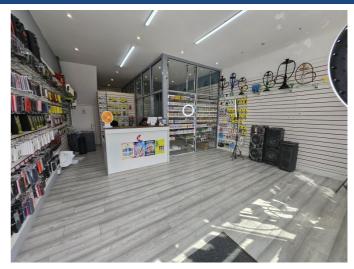
## SHOP/OFFICE TO LET (ASSIGNMENT) WITH BASEMENT AND EXTERNAL GARAGE

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

Contact:

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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 offstreet 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	$130 \text{ sq.ft} (12.08 \text{ m}^2)$
Basement	532 sq.ft ( 49.42 m <sup>2</sup> )
External Garage	287 sq.ft ( 26.66 m <sup>2</sup> )
Total	1,498 sq.ft (139.17 m <sup>2</sup> )

#### **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 outgoings, payable quarterly in advance on the usual quarter days.

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

These particulars are correct to the best of our knowledge but do not constitute an offer or contract. Any figures quoted may be subject to VAT in addition. No warranty is implied in relation to electrical, mechanical or other equipment.

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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**

This is how energy efficient this building is

### **Legal Costs**

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