

TO LET - GROUND FLOOR 'E' CLASS/'F1' UNIT
308 GREEN LANE, ILFORD, ESSEX, IG1 1XT
574 SQ.FT (53.33 M²)



Key Features

- F1 Uses Considered
- Return Frontage
- Allocated Car Parking
- Well Sought After Location
- Excellent Transport Links
- Suspended Ceilings
- LED Lighting

Viewing

Strictly by prior appointment with sole letting agents Taylor Freeman Kataria.

Contact:

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IG1 1LQ

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Location

The premises occupies a prominent corner position situated at the western end of Green Lane (A1083), directly opposite Tesco Express, and at its junction with Betchworth Road and South Park Drive. Seven Kings Railway Station is in close proximity to the site, located 0.5 miles North-West of the site and can be reached in under 10 minutes by walk. Off-street parking can be found on Betchworth Road.

Accommodation

Comprising of a ground floor retail unit, entrance of which is located on Betchworth Road with return frontage onto Green Lane. The unit benefits from a kitchen, WC and 2 allocated car parking spaces. Amenities include suspended ceilings and LED lighting. Restaurant or take away uses will not be considered. Approximate areas are as follows in accordance with the RICS Code of Measuring Practice (6th Edition) on a Net Internal Area (NIA) basis:

Total	574 sq.ft (53.33 m ²)
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Lease Terms

The premises is offered by way of a new full repairing and insuring lease for a term of 5 years to be excluded from the provisions of the Landlord and Tenant Act 1954 governing security of tenure. Available from November 2024.

Rent

£20,000 per annum exclusive of all outgoing, payable quarterly in advance on the usual quarter days.

Rates

Rateable Value	£11,500.00
UBR 2023/24	49.9p
Rates Payable	£5,738.50
Interested parties are advised to verify these figures and query whether they qualify for either small business rates relief or full exemption of rates with the London Borough of Redbridge.	

VAT

Value Added Tax is applicable in respect of this property.

Service Charge

A service charge is applicable in respect of this property. Further details are available on request.

Energy Performance Asset Rating

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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EPC Awaited

Legal Costs

The incoming Tenant to bear the cost of the Landlord's reasonable legal fees.