



CLARKE
HILLYER
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

OFFERS IN EXCESS
OF £45,000 PA

- Former cosmetic clinic
- Totalling approx 1,594 sq ft
- Suitable for a variety of uses
- Includes forecourt parking
- Includes rear garden

24 SEYMOUR GARDENS, ILFORD, ESSEX, IG1 3LN



Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.

CONTACT: 020 8501 9220
loughton@clarkehillyer.co.uk
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Location

The property is located on Seymour Gardens, Ilford, on a predominantly residential street. The closest train stations are Redbridge (Central Line) and Ilford (Elizabeth Line). The A12 and A406 (North Circular Road) are both accessible from the premises.

Description

Comprising a former terraced house which has been used as a cosmetic clinic for many years. The premises benefit from forecourt parking and a rear garden and would be suitable for a variety of uses (subject to Town and Country Planning regulations). The accommodation is more particularly described as follows:

Ground Floor: Room 1: 167 sq ft (15.5 sq m); Room 2: 148 sq ft (13.7 sq m); Room 3: 120 sq ft (11.1 sq m); Clinical Room: 73 sq ft (6.8 sq m); Store: 8 sq ft (0.7 sq m). Disabled w/c: 35 sq ft (3.3 sq m); Hallway 185 sq ft (17.2 sq m); Lobby 50 sq ft (4.6 sq m). Total: 786 sq ft (73 sq m).

First Floor: Room 4: 104 sq ft (9.7 sq m); Room 5: 208 sq ft (19.3 sq m); Room 6: 175 sq ft (16.3 sq m); Kitchenette: 70 sq ft (6.5 sq m); W/c: 37 sq ft (3.4 sq m); Lobby: 97 sq ft (9 sq m). Total: 691 sq ft (64.2 sq m).

Basement (with restricted head height): 117 sq ft (10.9 sq m).

Total: 1,594 sq ft (148.1 sq m).

All measurements quoted are approximate only.

Terms

The premises are available on a new full repairing and insuring lease, on terms to be agreed, at a rent in excess of £45,000 per annum.

Business Rates

Redbridge Council have informed us of the following:

2023 Rateable Value: £28,750

2024/25 UBR: 0.499 P/£

2024/25 Rates Payable: £14,346.25

Interested parties are advised to ascertain current rate liability with the Local Authority.

Legal Costs

To be met by the ingoing tenant.

Viewings

Strictly via agents Clarke Hillyer, tel 020 8501 9220.

EPC

The premises have an Energy Performance Certificate rating of E.



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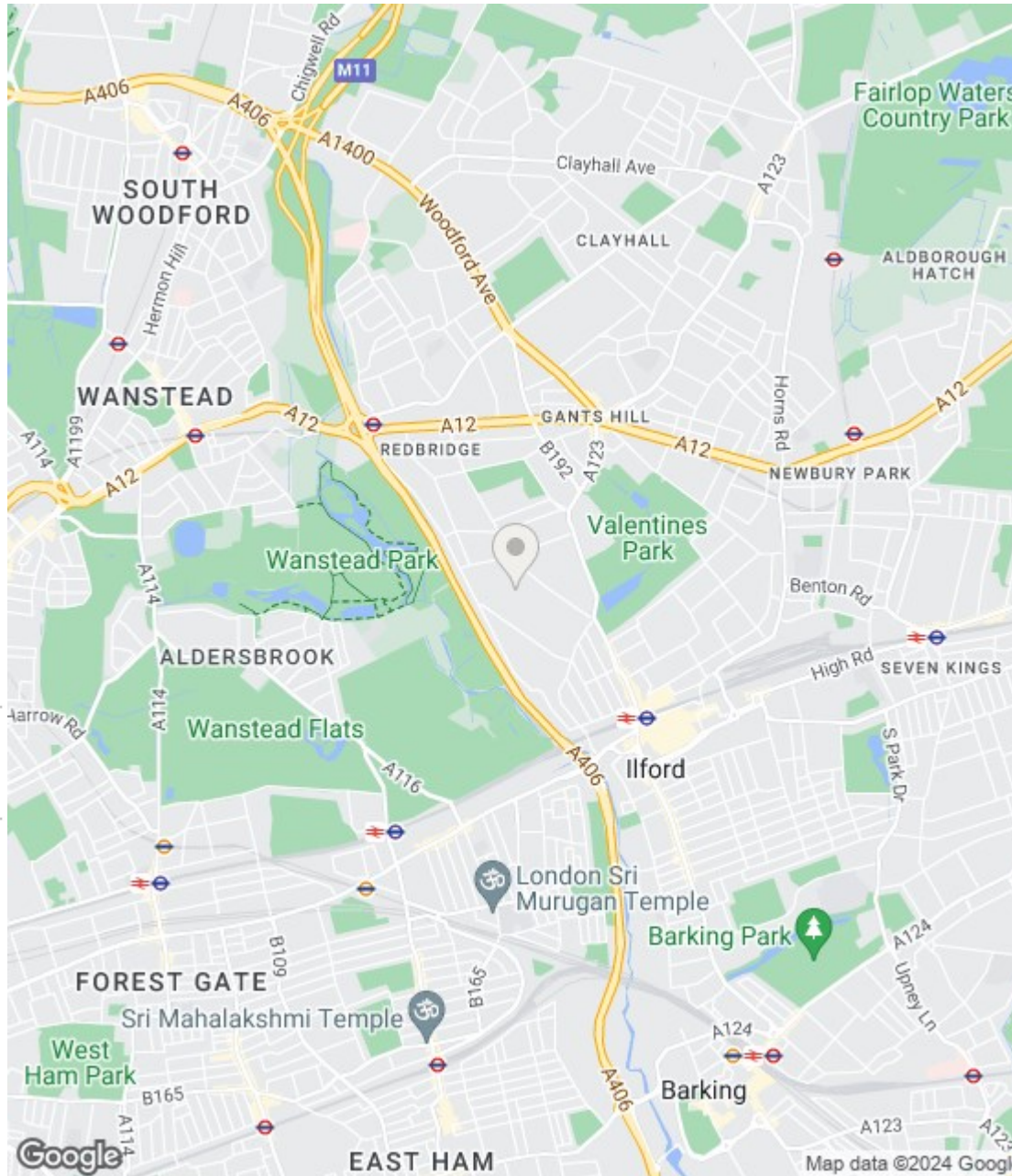
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	62
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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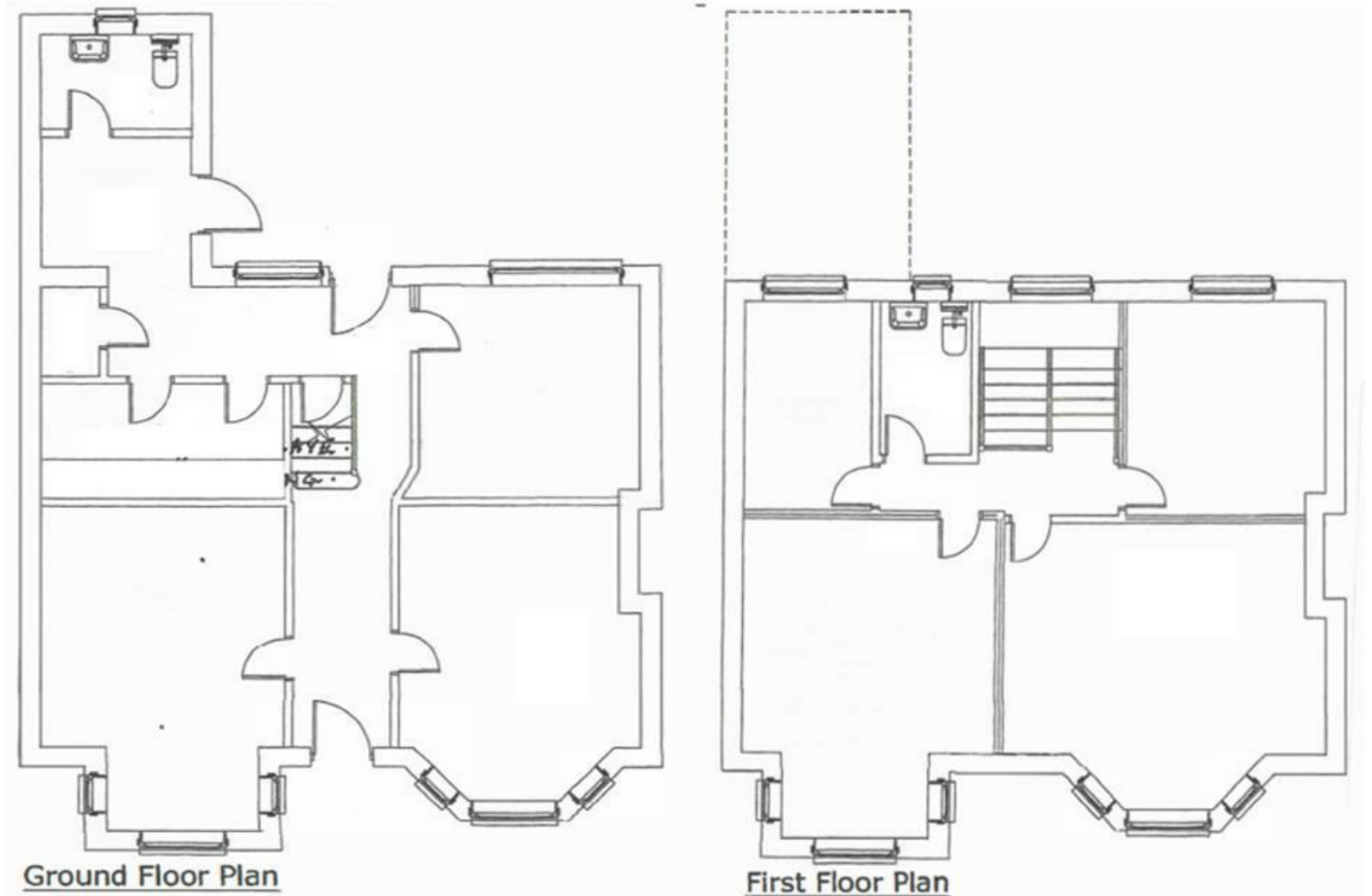
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