

SHEPHERD COMMERCIAL

**TERRACED RESIDENTIAL
CONVERSION EQUIPPED
FOR DENTISTRY**

FOR SALE

24 Seymour Gardens, Ilford, London, IG1 3LN

shepcom.com

Size – 1,718sqft (160sqm)

01564 778890



£795,000

Key Features

- Terraced 5 bed home converted to cosmetic surgery premises
- Potential for reversion to residential
- Set in a desired street of Ilford
- Equipped with over £80,000 of dentistry equipment

Location

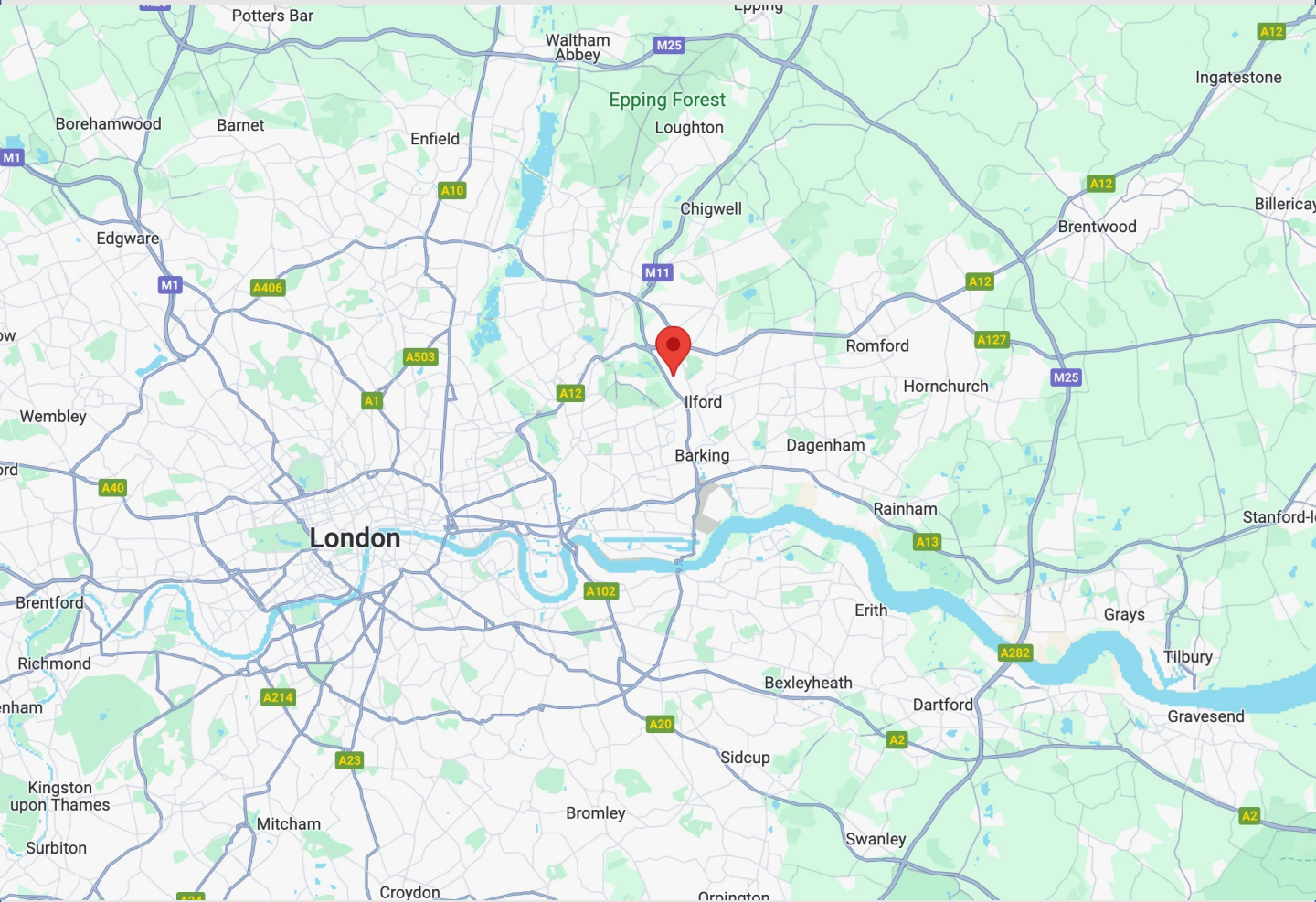
24 Seymour Gardens is situated in Ilford, East London, on the north side of the primarily residential street just a quarter of a mile north of Ilford Town Centre. Located 550 yards south of the A123 which provides direct access to both the M11 and the A12 Eastern Avenue. Ilford Mainline station with links to Liverpool Street in 18 minutes is within a half mile radius. 30 minute bus ride to Oxford Circus.

Description

24 Seymour Gardens is a 1,718sqft former residential property converted to a cosmetic surgery and dental practice in situ. The property is comprised of two storeys consisting of three ground floor rooms fitted as dental suites along with a kitchen and disabled toilet. The first floor forms of 4 rooms of which two are office suites, one is a waiting room and a further kitchen and toilet.

Externally the property is built of pebble dash cladded brick construction surmounted by a pitch-tiled roof, sitting upon early 19th century oak trusses. The property also benefits from a basement and a large loft for storage purposes. To the rear of the property is a garden and patio.

Map



Tenure

The property is to be marketed to the freehold open market for the sum of £795,000

The property currently has Class D1 use.

Special Note: On acceptance of any offers a non-returnable deposit of £500 + VAT may be applicable to cover any abortive legal costs should a purchaser/tenant not proceed to completion.

Shepherd Commercial Ltd for themselves and for the vendor(s)/landlord(s) of this property whose agents they are give notice that; (1) these particulars do not constitute any part of a contract or offer and are produced in good faith and set out as a general guide only. (2) Whilst all descriptions, measurements, etc are believed to be correct any intending purchaser(s) or tenant(s) should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) The vendor(s)/landlord(s) does not make or give and neither Shepherd Commercial Ltd nor any person in his employment has an authority to make or give any representation or warranty whatsoever in relation to this property.

More information

EPC – Available on request

Services – We understand all mains services are connected to the property.

Viewing - Strictly by appointment with the sole agents Shepherd Commercial Ltd

Tel: 01564 778890 / Email: info@shepcom.com

The property served as a former secondary site of the renown The Belvedere Clinic and benefits from an established trade of cosmetic surgery and dentistry within the area.

