



For Sale

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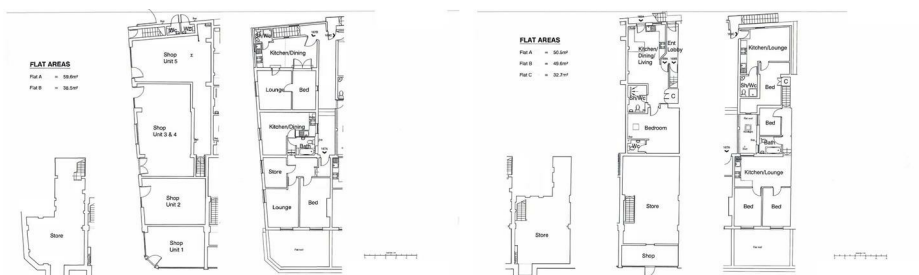
Ilford Lane | Ilford | IG1

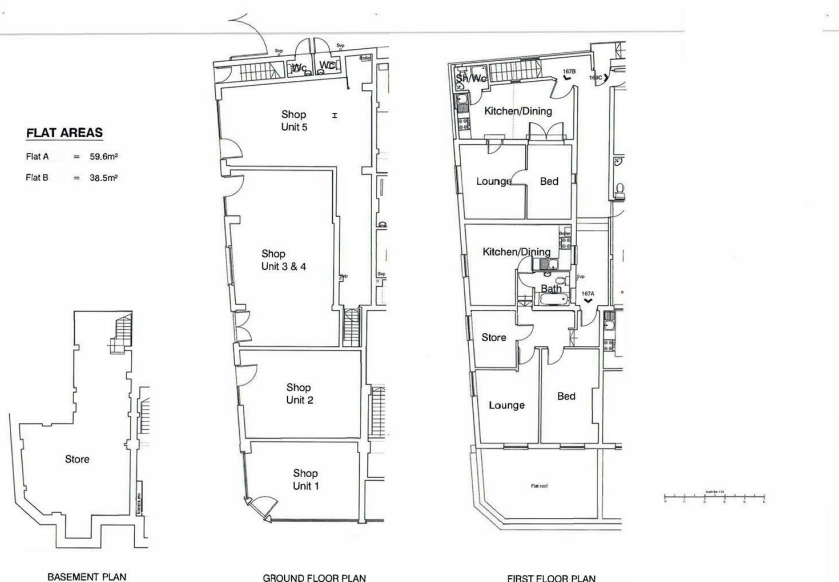
Asking Price £3,950,000 | Freehold

5 Receptions | 7 Bedroom | 5 Bathroom

- 2 x Adjoining Freeholds
- Mixed Use
- Over £245,000 annual income
- Corner Plot
- Legal Contracts and Agreements In Place
- Businesses Unafffec

FREEDOM TO MOVE





Very RARE opportunity to acquire 2 adjoining FREEHOLD MIXED USE units on Ilford Lane, generating in excess of £245,000 annual income from both the commercial and residential aspect.

The buildings are set over 3 levels (Basement, Ground and First Floor). They are fully occupied with all legal agreements in place.

Current businesses will be unaffected with the sale, however there is further potential to increase the property size and layout subject to the relevant planning permissions.

The 6064 sq ft CORNER plot site is currently set out as :-

6 x commercial units
5 x residential units (3 x 1 Bed/2 x 2 Bed)

Floorplans attached, further photos to follow.

Viewings are strictly by appointment only by Hawks Estate Agents

Contact the office on 0203 00 2 67 69 and ask for Miss Cristina Broasca to discuss further and the full breakdown of the income stream.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Accuracy: References to the Tenure of a Property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs including, but not limited to, carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All measurements: All measurements are approximate. Services not tested: The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. Mortgage & financial advice: The Hawks mortgage service is provided by London & Country Mortgages the UK's largest independent fee-free mortgage broker, of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.



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