

Sandra Davidson
ESTATE AGENTS

Cameron Road, Ilford, IG3 8LB

£40,000

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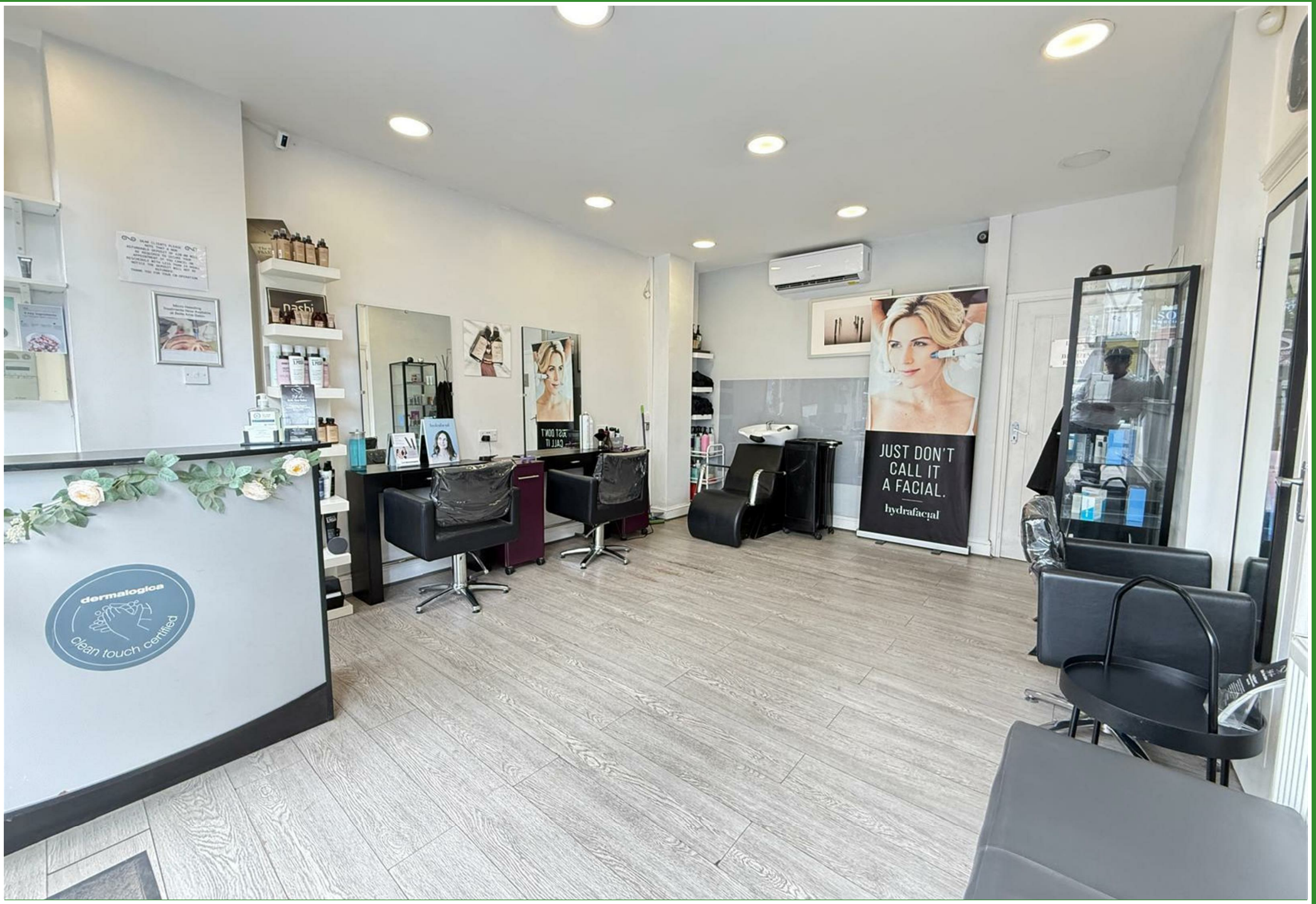
dermalogica
clean touch certified
JUST DON'T
CALL IT
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hydrafacial

Cameron Road

Ilford, IG3 8LB

£40,000

- SHOP EPC RATING C
- Spacious retail space
- Rear garden
- Circa 10 year lease left
- FLAT EPC RATING E
- First floor flat
- Close to Seven Kings Station
- Rent £28,000 p/a



WALKING DISTANCE TO SEVEN KINGS STATION

Sandra Davidson Estate Agents are pleased to offer this spacious commercial unit in a popular location and within walking distance to Seven Kings Station (Elizabeth Line - Zone 4). Local amenities such as schools, shops and public transport are also in close proximity. The accommodation comprises a large open-plan shop floor area, which leads into three additional therapy rooms, and a cloakroom.

The first floor flat is already let out and is generating rental income.

Other benefits include a private rear garden.

Viewings are highly recommended to avoid disappointment.

Commercial EPC: D
Flat EPC: E
Floor area: Circa 68 square metres
Years remaining: circa 10 years
Lease rent: £28,000 PA
Rent Review: 2030

Rent received from first floor flat: £1275 PCM.

ENTRANCE	
SHOP FRONT	17'6" x 12'9" (5.35m x 3.91m)
ROOM ONE	9'1" x 8'6" (2.77m x 2.61m)
ROOM TWO	13'5" x 6'11" (4.09m x 2.12m)
ROOM THREE	14'2" x 5'0" (4.33m x 1.54m)
KITCHEN	6'8" x 6'10" (2.05m x 2.10m)
W.C	3'6" x 3'2" (1.07m x 0.98m)
OFFICE	7'1" x 4'5" (2.17m x 1.35m)
EXTERIOR	57' (17.37m)
FIRST FLOOR FLAT	
LOUNGE	16'2" x 11'8" (4.94m x 3.58m)
KITCHEN	10'5" x 7'8" (3.19m x 2.34m)
BEDROOM ONE	11'1" x 10'0" (3.40m x 3.07m)





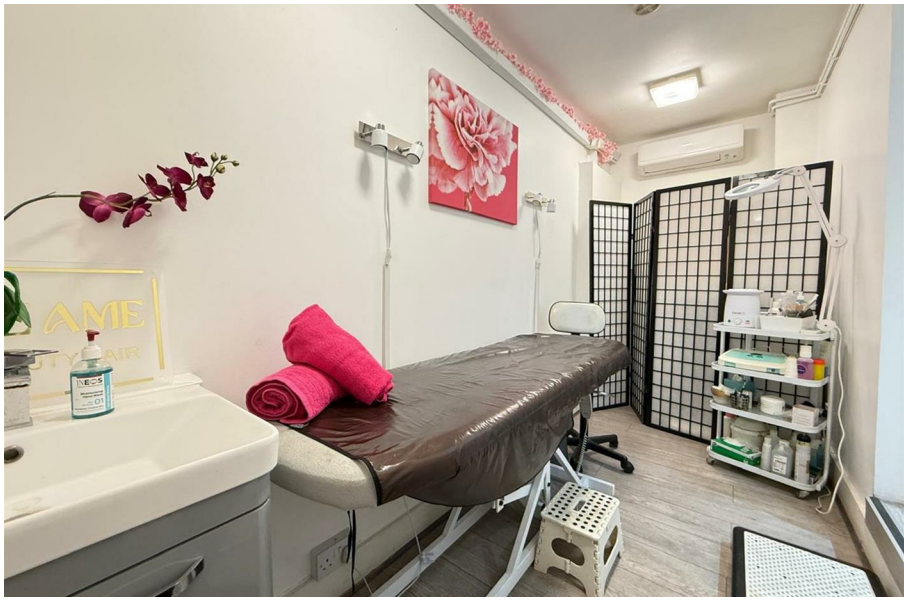


BATHROOM 10'5" x 5'2" (3.19m x 1.59m)

SELLERS NOTE

AGENTS NOTE

Directions

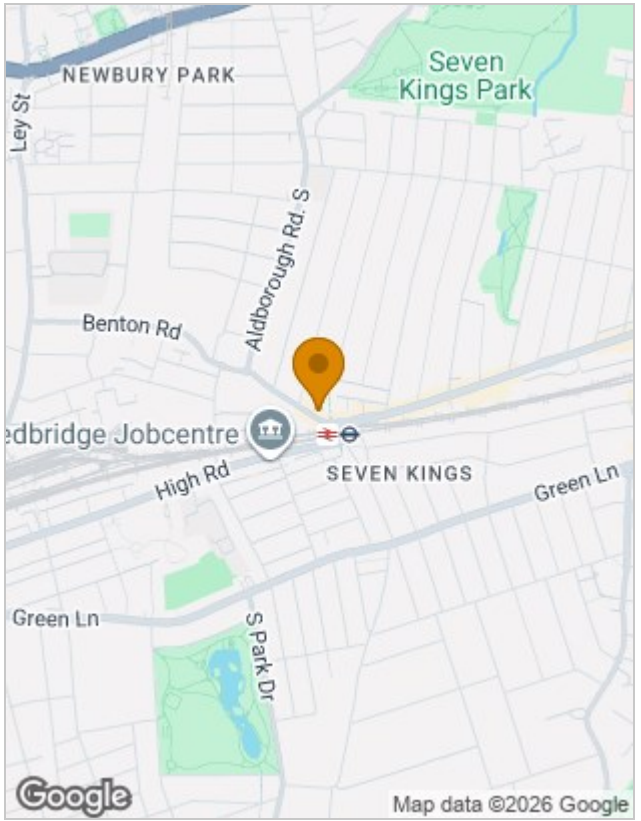



Exit

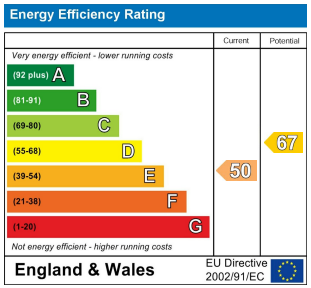
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Seven Kings Sales Office on 020 8597 7372
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

353 Green Lane, Seven Kings, Essex, IG3 9TH
Tel: 020 8597 7372 Email: sevenkings@sandradavidson.com https://www.sandradavidson.com