

Belle Âme Salon
ND YAG
LASER HAIR
REMOVAL
SPECIALIST

Free
Consultation
& Patch Test
www.belleamesalon.co.uk
020 8599 9279

Nails
Tel: 020 8590 3555

30
Belle Âme Salon
Hair · Beauty · Laser
020 8599 9279
www.belleamesalon.co.uk

28
7 KINGS
BARBER
TRADITIONAL BARBER SHOP, EXCEPTIONAL SERVICES.
PH: 0752845701

FACE LIFE
FACE FIRST.
hydrafacial

- ND YAG Laser
- Epilation
- Advanced Facial Treatments
- Body Treatments
- Body Massage
- Indian Head Massage
- Hot Stone Massage
- Reflexology
- Luxury Manicure & Pedicure
- Tinting
- Eyebrow and brow treatments
- Hair Services
- Gift vouchers available

Belle Âme Salon
Laser Hair Removal
HydraFacial
Microneedling
Facials
Massages
Manicures
Pedicures



Cameron Road, Ilford, IG3 8LB
£40,000





Cameron Road

Ilford, IG3 8LB

- 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.

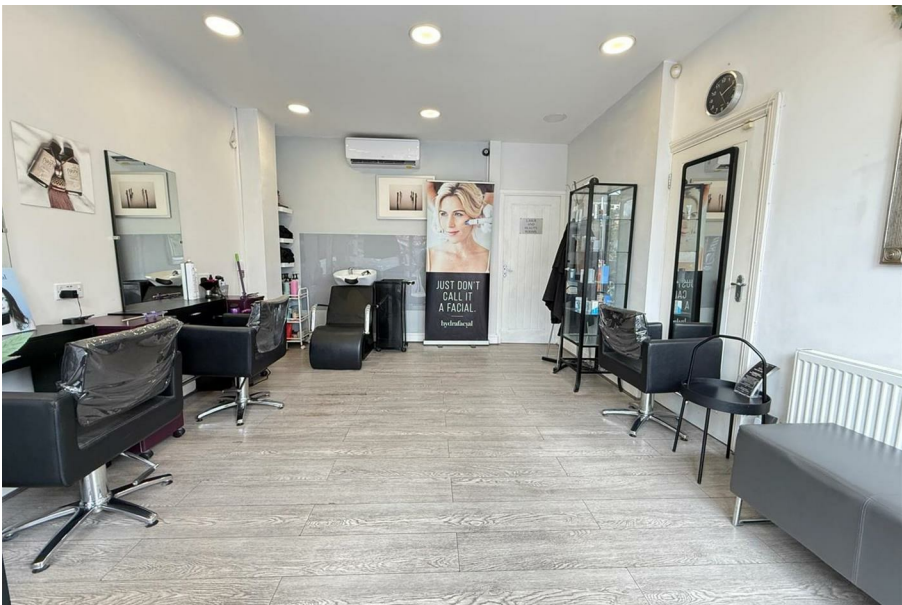
Other benefits include a private rear garden.

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



£40,000



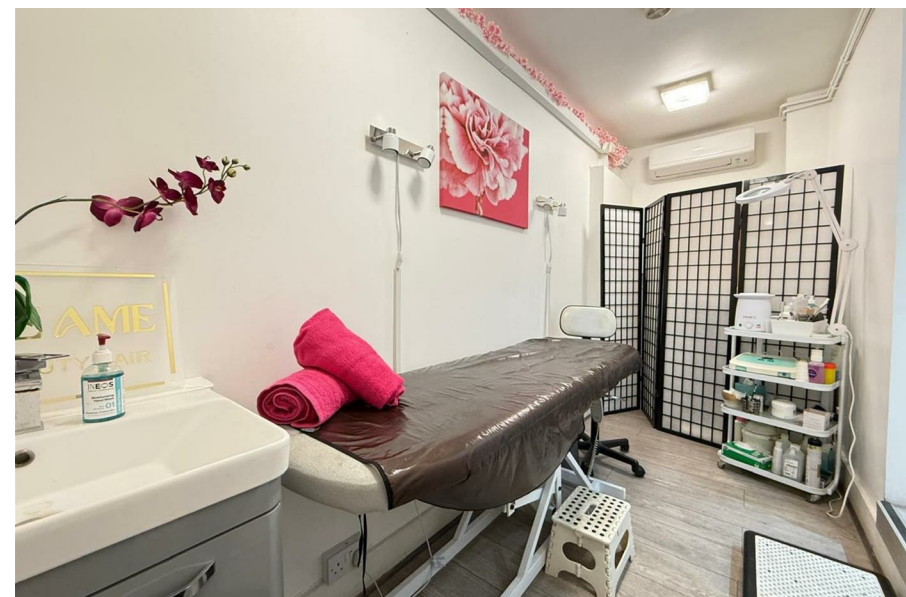
ENTRANCE	
SHOP FRONT	17'6" x 12'9" (5.35m x 3.91m)
ROOM ONE	9'1" x 8'6" (2.77m x 2.61m)
ROOM TWO	13'5" x 6'11" (4.09m x 2.12m)
ROOM THREE	14'2" x 5'0" (4.33m x 1.54m)
KITCHEN	6'8" x 6'10" (2.05m x 2.10m)
W.C	3'6" x 3'2" (1.07m x 0.98m)
OFFICE	7'1" x 4'5" (2.17m x 1.35m)
EXTERIOR	57' (17.37m)
FIRST FLOOR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

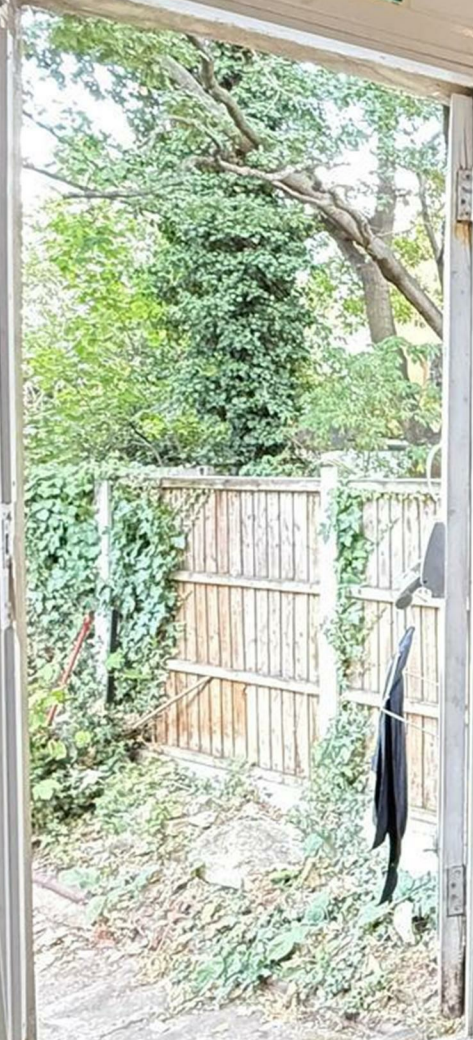


BATHROOM
SELLERS NOTE
AGENTS NOTE

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

Directions





Floor Plans



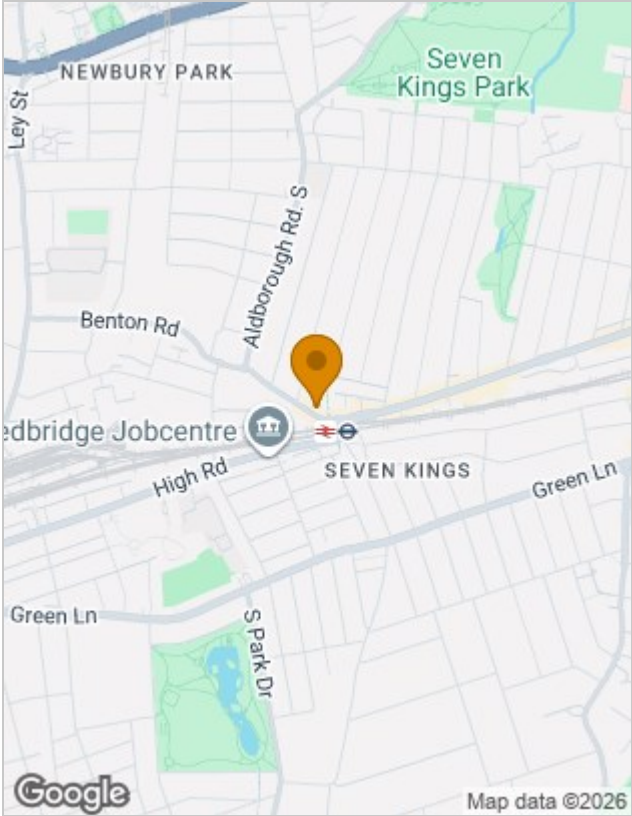
Viewing

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>

Location Map



Energy Performance Graph

