

TO LET - SPLIT-LEVEL OFFICE WITH RETAIL FRONTAGE + 1 CAR PARKING SPACE

544 LEY STREET, ILFORD, IG2 7DB
607 SQ.FT (56.39 M²)



Key Features

- 1 car parking space
- Retail frontage

Viewing

Strictly by prior appointment with sole letting agents Taylor Freeman Kataria

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Location

The property is situated fronting Ley Street in this busy secondary main road. Ley Street leads within a short drive through to the A12 (Eastern Avenue) which joins up to Gants Hill the A406 (North Circular) and the M11. Newbury Park Central Line Station and Ilford's town centre with it's substantial shopping and leisure facilities are both within a short drive of the property

Accommodation

Self-contained split level 'E' Class commercial premises arranged over lower ground, ground and mezzanine floor levels, with male and female WC's and one allocated car parking space.

Lease Terms

New lease for a term to be agreed incorporating upwards only rent reviews at every 2nd anniversary of the term. 6 month deposit and personal guarantees required for all new or young companies/businesses.

Rent

£20,000 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days.

Rates

To be re-assessed.

VAT

Not applicable.

Service Charge

£1,500 p.a

Energy Performance Asset Rating

EPC Awaited

Legal Costs

Tenant to pay Landlord's legal fees as well as their own.

These particulars are correct to the best of our knowledge but do not constitute an offer or contract. Any figures quoted may be subject to VAT in addition. No warranty is implied in relation to electrical, mechanical or other equipment.