

All enquiries to:

T: 020 8498 9292

E: [info@spencercraig.com](mailto:info@spencercraig.com)

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Chartered Surveyors and Property Management Consultants

## **ON BEHALF OF THE LONDON BOROUGH OF REDBRIDGE**

**NEW FULL REPAIRING AND INSURING**

**LEASE**

**RETAIL PREMISES TO LET (E CLASS)**

**APPROX GROSS INTERNAL AREA 880 FT<sup>2</sup> (81.84M<sup>2</sup>)**

**15 CHAPEL ROAD, ILFORD, IG1 2AF**



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<b>LOCATION</b>	<p>The premises are located within the midst of this shopping parade situated fronting directly onto Chapel Road, between the junctions of High Road, Ilford and Clements Lane. The parade is situated within close proximity to High Road, Ilford which houses a number of multiple retailers and The Exchange Shopping Centre.</p> <p>Ilford Elizabeth line/British Rail main line station is also located nearby and the area is serviced by numerous bus routes.</p>
<b>DESCRIPTION</b>	<p>The premises comprise of a mid terrace lockup shop premises, situated in the midst of this mixed user retail parade, offering a gross internal area of 880 sq.ft.</p> <p>The premises previously traded as a Greggs bakers but is suitable for a variety of retail uses subject to landlords consent.</p>
<b>TERMS &amp; RENT</b>	<p>A new five year lease contracted outside the provisions of Part II of the Landlord and Tenant Act 1954 is to be offered.</p> <p>The premises are offered to let at a commencing rental of <b>£30,000.00</b> per annum exclusive.</p>
<b>PLANNING &amp; RATING</b>	<p>The property is situated within the London Borough of Redbridge - Interested parties are advised to make their own planning enquiries with the Local Authority – 020 8554 5000.</p> <p>Rateable value – £29,000.</p>
<b>EPC</b>	<p>Band C – current certificate expires August 2032.</p>
<b>LEGAL COSTS</b>	<p>The ingoing lessee is to bear the Council's reasonable legal costs, estimated to be in the sum of £1,500.00</p>
<b>VIEWING</b>	<p>Strictly by appointment with the councils appointed agents:</p> <p>Spencer Craig Partnership, 3 Station Parade, Cherry Tree Rise, Buckhurst Hill, Essex IG9 6EU.</p> <p><b>Tel 020 8498 9292</b></p>
	<p><b>These particulars do not constitute an offer or contract. Applicants should satisfy themselves as to the correctness of the details. All services &amp; installations are un-tested, and applicants will need to ascertain the condition of such installations themselves prior to making any offer.</b></p>