

Ref: S79

FOR SALE FREEHOLD RETAIL INVESTMENT



7 Highview Parade, Woodford Avenue, IG4 5EP

LOCATION:

Situated in this extremely visible location fronting both Woodford Avenue and Redbridge Lane East at the Longwood Gardens Roundabout.

Woodford Avenue (A1400) joins directly up to Southend Road and Charlie Browns Round at the junction with the North Circular A406. The roundabout leads through to South Woodford and Wanstead in one direction plus Woodford Bridge and Chigwell in the other.

The north circular provides access to the M11 and north London and in an easterly direction Woodford Avenue joins up to Gants Hill, Newbury Park and Romford.



Phone

020 8498 8080 info@landcommercial.co.uk Web www.landcommercial.co.uk Address 143 Beehive Lane, Ilford, Essex IG4 5DR



DESCRIPTION:

The property comprises of a freehold retail investment with the shop let on a 15 year full repairing and insuring lease, beginning February 2012, expiring February 2027.

The rent was recently reviewed to £22,500 p.a.x. however, the existing tenant was given a personal concession reducing the rent to £17,000 p.a.x. currently and rising to £18,000 p.a.x. on 17th February 2020 until the next rent review in February 2022. (Please note the personal concession rent is for the existing tenant only and is not assignable). The Shop/Showroom comprises of 1,205 sqft (111.94 sqm) plus rear ancillary area of 140 sqft (13.01 sqm).

N.B.

It is the responsibility of any interested party to fully clarify exact floor areas, the premises existing planning use and whether their proposed use requires a change in planning permission.

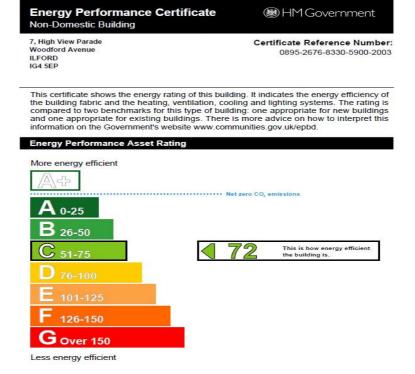
AMENITIES:

- ➤ GROUND FLOOR SHOP/SHOWROOM COMPRISING 1,205 SQFT (111.94 SQM)
- > REAR ANCILLARY AREA OF 140 SQFT (13.01 SQM)
- ➤ FREEHOLD RETAIL INVESTMENT FOR A 15 YEAR FULL REPAIRING AND INSURING LEASE EXPIRING FEBRUARY 2027

PRICE:

£295,000 Freehold (the flat is sold of on a long leasehold investment with approximately 980 years left to run at a peppercorn ground rent.

RATES PAYABLE: EPC RATING:



REFERENCES: Land Commercial Surveyors Ltd charges a fee of £125.00 plus

VAT at the prevailing rate for taking up references upon the proposed tenants. This fee is non-refundable after references have been taken up, whether or not they are accepted by the

Landlord.

ANTI MONEY
LAUNDERING

Due to the recent changes in the Anti money laundering regulations it is now standard procedure to undertake a Personal

and Company and general AML checks.

Please note this is taken up for both landlord and tenant and any

other entity that as a relationship with the property.

V.A.T. All rents, prices and premiums are exclusive of VAT under the

Finance Act 1989. We would advise all interested parties to consult their professional advisors as to their liabilities if any, in

this direction.

VIEWING: Strictly by appointment

LAND COMMERCIAL SURVEYORS LTD 020 8498 8080



It is the responsibility of any interested party to fully clarify floor areas, planning use and whether their proposed use is suitable. These marketing details are for indication purposes only and completed based upon the information given and isn't always correct. No equipment or utilities have been tested by us and should be checked by the interested party prior to completion. All features listed at the time of marketing are subject to change and do not form part of the contract.