

550 Ley Street, Ilford, Ilford, Essex, IG2 7DB

757 Sq Ft (70.33 Sq M) £275,000 For Sale 200 Year Long Leasehold

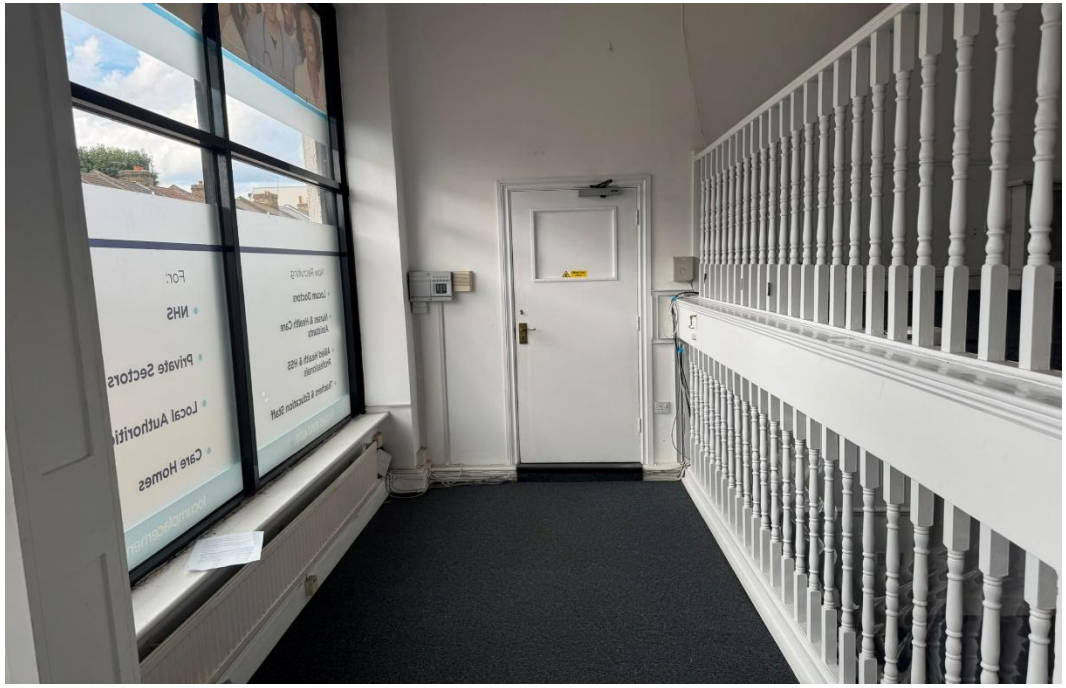
Split Level Office

Use Class E

For Sale Long Leasehold

Key Features

Split level self contained office	Total floor area 757 sqft (70.36 sqm)
Entry Phone	Own access
2 x W.C.s	Carpeting
Electric heating	Road frontage
Triple fronted	Parking for 1 car





Property Description

The property comprises of a self contained split level office with a total floor area of 711 sqft (66.06 sqm). The property benefits from electric roller shutter, its own access, W.C. carpeting, electric central heating and road frontage. The property is offered for sale on a long leasehold basis for 200 years.

Location

The property is situated fronting Ley Street at the junction with Clifton Road 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.

Price

£275,000 For a 200 year Long Leasehold interest

Service Charge

As and when required

Rates Payable

TBC

EPC Rating

TBC

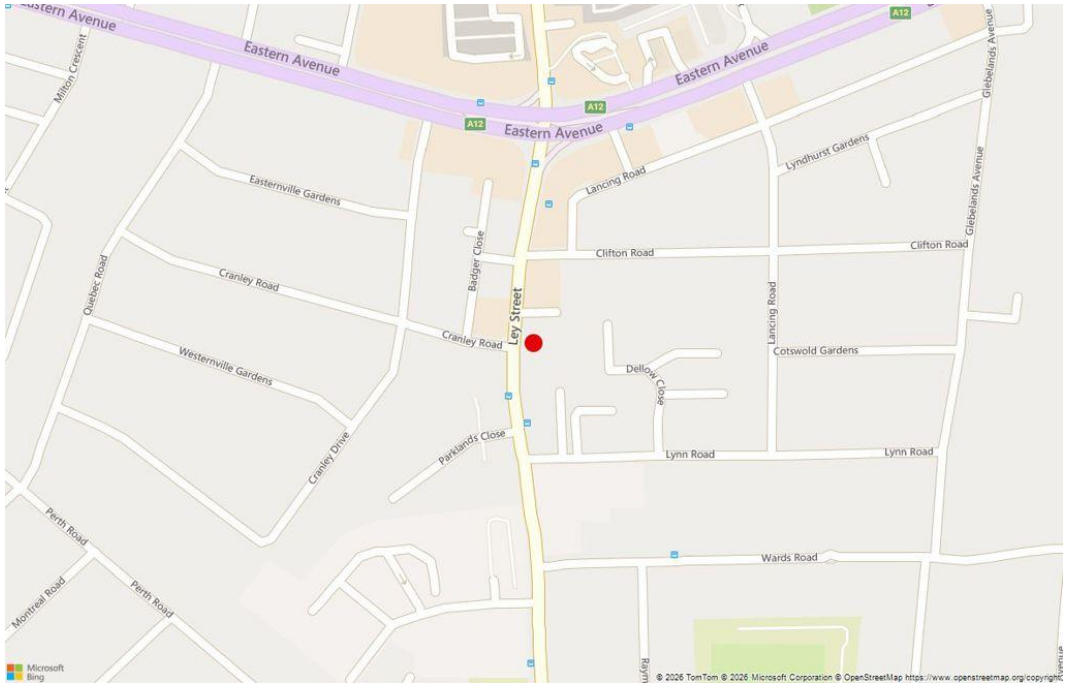
Legal Costs

To be paid by the ingoing tenant

Referencing/Anti Money Laundering

Land Commercial Ltd charges a fee of £250.00 plus VAT at the prevailing rate for taking up references and AML checks upon the proposed tenants. This fee is non-refundable, whether or not they are accepted by the Landlord.





RICS

LC LAND COMMERCIAL chartered surveyors

The Property Ombudsman

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.