

PRIME SHOP TO LET

SUBJECT TO VACANT POSSESSION



RETAIL

ILFORD - 90 HIGH ROAD

LOCATION

Ilford is a busy suburb located some 16 miles north east of Central London. Ilford benefits from strong transport links being located close to the A406 North Circular Road and both A12 and A13.

The town benefits from having a shopping population of 194,000 people and a primary catchment population of 437,000 people.

SITUATION

The property is located within the prime pedestrianised section of Ilford High Road, adjacent to **Specsavers** and **Bradford & Bingley**, and close to a number of multiple retailers such as **Boots**, **Monsoon/Accessorize**, **Next**, **Bhs** and **Marks & Spencer**. The exact position is shown on the reverse of these particulars.

VIEWING

All viewings are strictly by appointment through sole agent, **Cushman & Wakefield**:

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ACCOMMODATION

The premises are to be arranged over ground floor only and once extended will offer the following approximate dimensions and net internal floor areas:

Gross Frontage	-	5.50 m	(18 ft 0 in)
Net Frontage	-	5.10 m	(16 ft 9 in)
Shop Depth	-	22.90 m	(75 ft 2 in)
Internal Width	-	5.44 m	(17 ft 10 in)
Ground Floor Sales	-	107.48 sq m	(1,157 sq ft)

TENURE

The property will be available by way of a new effectively full repairing and insuring lease for a term of 10 years, subject to an upward only rent review at the expiry of the 5th year.

RENT

Rental offers are sought in the region of £105,000 per annum exclusive.

RATES

The property will need to be reassessed for rating purposes following the extension works.

TIMING

Possession will be granted following Landlord's works.

PLANT & EQUIPMENT

None of the systems or equipment in the property have been tested by us to check they are in working order. Purchaser/Lessees may wish to make their own investigations.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

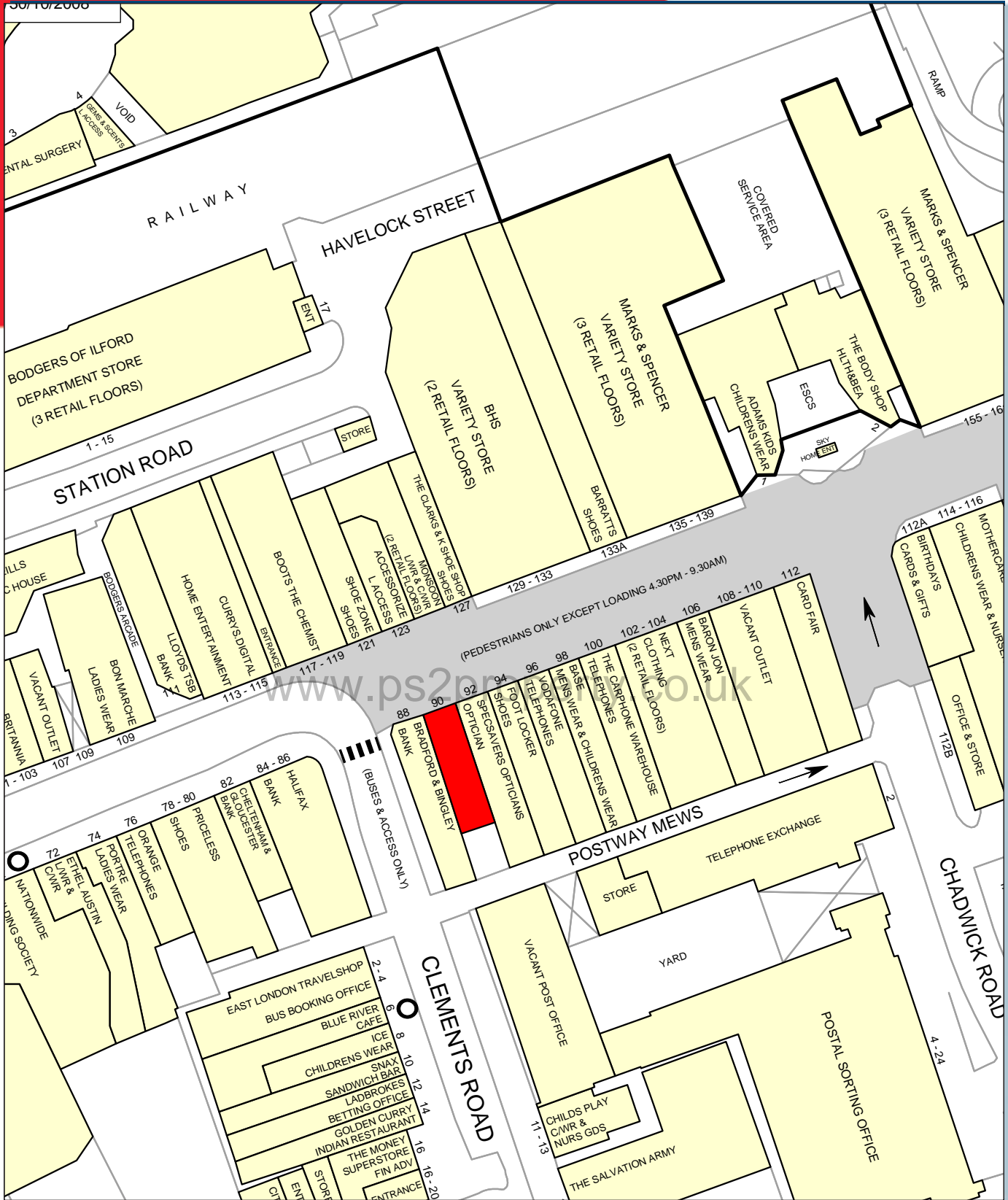
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Misrepresentation Act 1967 and Property Misdescriptions Act 1991
See important notice overleaf.

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