

Ref: S9

Ground Floor Lock Up Shop TO LET



**Unit 3.
10-17 Sevenways Parade,
Woodford Avenue, Gants Hill,
Ilford, Essex, IG2 6JX.**

LOCATION: The property is situated fronting Woodford Avenue at the junction of Gaysham Avenue and within 100 metres of Gants Hill Central Line Underground Station at the junction of Gants Hill Roundabout. Gants Hill Roundabout joins directly up to the A127 which in turn joins up to Redbridge Roundabout providing access to the A406 (North Circular), M11 and the A12 New Road. In the opposite direction the A127 joins up to Newbury Park, Romford and the M25.

DESCRIPTION: The property comprises of a ground floor lock up shop with a total area of 384 sqft (35.67 sqm). The property benefits from Use Class E, an alarm, carpet flooring, suspended ceiling, manual roller shutter and communal W.C.'s.
This shop has previously used as an accountants, but would be suitable for a variety of office/retail users. Unit 2 adjacent to this shop is also available and could be taken in conjunction with this shop. The property is offered to let upon a new full repairing and insuring lease outside of the provisions of the Landlord & Tenant Act 1954.

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 LOCK UP SHOP WITH A TOTAL AREA OF 384 SQFT (35.67 SQM).**
- **ALARM**
- **CARPET FLOORING**
- **SUSPENDED CEILING**
- **MANUAL ROLLER SHUTTER**
- **COMMUNAL W.C.'S**

TERMS: The property is offered to let upon a new full repairing and insuring lease outside of the provisions of the Landlord & Tenant Act 1954.

RENT: £14,000 p.a.x.

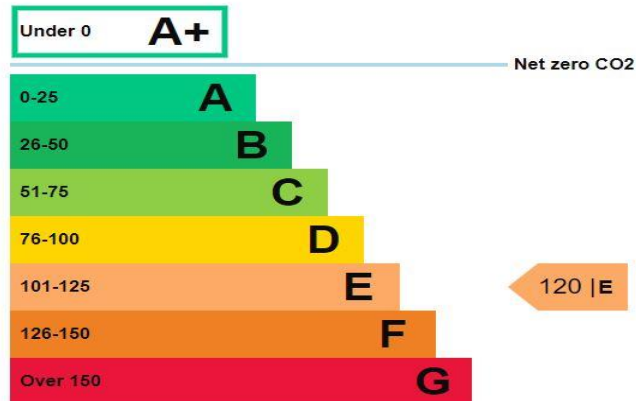
SERVICE CHARGE: £1,878.27 p.a.

RATES PAYABLE: £4,650 p.a.

EPC RATING:

Energy efficiency rating for this property

This property's current energy rating is E.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

REFERENCES:

Land Commercial Ltd charges a fee of £200.00 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.

LEGAL COSTS:

To be paid by the ingoing tenant

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 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.