

Ref: S3

Double Fronted Lock Up Shop TO LET



**5 Green Lane, Ilford,
Essex, IG3 9RT.**

LOCATION: The property is situated fronting this busy secondary main position fronting Green Lane opposite Goodmayes Park. Green Lane joins in a westerly direction up to Seven Kings and Ilford and in the alternate direction up to Becontree and Romford Town Centre. Goodmayes and Chadwell Heath overground stations are both located within a short distance of the property.

DESCRIPTION: The property comprises of a double fronted lock up shop of approximately 1,352 sqft (125.59 sqm) plus ancillary space to the rear of 798 sqft (74.14 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:

- **DOUBLE FRONTED LOCK UP SHOP**
- **1,352 SQFT (125.9 SQM)**
- **ANCILLARY SPACE TO THE REAR 798 SQFT (74.14 SQM)**

TERMS: The property is offered To Let upon a new full repairing and insuring lease, the terms of which are to be agreed.

RENT: £21,000 p.a.x. plus VAT

RATES PAYABLE: £8,467.20 p.a.

EPC RATING: TBC

REFERENCES: Land Commercial 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.

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
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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.