

MIXED USE INVESTMENT FOR SALE FREEHOLD - SHOP AND
SPLIT-LEVEL MAISONETTE
45 GREEN LANE, ILFORD, IG1 1XG
1,879 SQ.FT (174.56 M²)



Key Features

- Management angle
- c. £240 psf at the asking
- Takeaway use

Viewing

Strictly by prior appointment with sole letting agents Taylor Freeman Kataria

Contact:

Rajiv Kataria MRICS

Rajiv@cliffords-estates.co.uk

Priya Parmar MRICS

PParmar@cliffords-estates.co.uk



306 Green Lane
Ilford, Essex
IG1 1LQ

Tel: 020 8599 9911

Email: info@cliffords-estates.co.uk



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Location

Located on the north side of Green Lane between Connaught Road and Stanley Road, within close proximity of Seven Kings High Road, Ilford Town Centre, Ilford Lane and South Park.

Accommodation

A mid terraced freehold property comprising a ground floor shop with consented takeaway use and rear yard, together with a split-level maisonette above, the latter with an independent entrance from the front elevation of the building. Approximate areas are as follows on a Net Internal Area (NIA) basis for the commercial premises and Gross Internal Area (GIA) for the uppers:

Ground Floor	729 sq.ft (67.73 m ²)
First Floor (not inspected)	575 sq.ft (53.42 m ²)
Second Floor (not inspected)	575 sq.ft (53.42 m ²)
Total	1,879 sq.ft (174.56 m ²)

Lease Terms

The entire building is let on one lease to an individual for a term of 15 years from 25th December 2016 at a current rent passing of £26,000.00 p.ax.

Price

Offers in the region of £450,000 Subject to Contract for the benefit of the freehold interest subject to the existing lease in place.

Rates

VAT

Value Added Tax (VAT) is not applicable in relation to the sale of this property.

Energy Performance Asset Rating

D	85	This is how energy efficient this building is
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Legal Costs

Each party to bear their own legal fees.

These particulars are correct to the best of our knowledge but do not constitute an offer or contract. Any figures quoted may be subject to VAT in addition. No warranty is implied in relation to electrical, mechanical or other equipment.