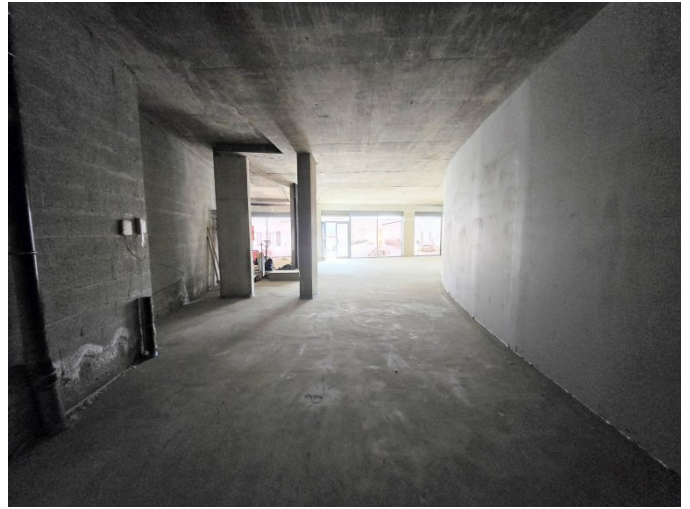


OF INTEREST TO OWNER OCCUPIERS AND INVESTORS - VACANT SHELL AND CORE COMMERCIAL PREMISES FOR SALE LONG LEASEHOLD



GROUND FLOOR, OTO TOWER, 571 HIGH ROAD, ILFORD, IG3 8EE  
1,582 SQ.FT ( 146.97 M<sup>2</sup> )



### Key Features

- 3-phase power
- Extensive frontage
- Flexible use
- c. £260 psf at the asking

### Viewing

Strictly by prior appointment with sole selling agents Taylor Freeman Kataria

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### Location

Located 300m west of Seven Kings Station which services the Elizabeth Line to Central London and surrounds.

### Accommodation

Comprising of shell and core commercial premises with extensive frontage forming part of the ground floor of a newly built mixed-use development. Approximate area is as follows:

Total	1,582 sq.ft ( 146.97 m <sup>2</sup> )
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### Lease Terms

A new 200 year long lease is to be granted upon sale of the property at a ground rent to be agreed/confirmed.

### Price

Offers in the region of £410,000 Subject to Contract for the benefit of a new 200 year long leasehold interest.

### Rates

Rateable Value	To be assessed
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### VAT

Chargeable at the prevailing rate if the property is elected for VAT.

### Service Charge

A service charge may be applicable in relation to the sale of this property. Further details are available on request.

### Energy Performance Asset Rating

EPC Awaited

### Legal Costs

Each party to bear their own legal fees.