

LOT
12

691a High Road, Ilford,
Essex IG3 8RH

Guide Price: £150,000

**Freehold commercial investment with
development potential**



The property is a curved corner building with a flat roof, that is currently let to Marios Pizza. The building appears to be in good order. In our opinion there is development potential above, subject to obtaining any necessary planning consent that may be required. We understand that the passing rent is £7,500 and this commenced on 23/03/11 for a 20 year period. We also understand that a rent review is now overdue and any intending purchaser will benefit from any review that they apply. The property forms part of a popular trading area that includes well known and local traders. There are a number of residential roads off High Road that provides pedestrian local trade as well as main trade. The likes of McDonalds and Paddy Power are all nearby. The High Road is well served by car parks, restaurants, pubs and travel connections. This property will be of interest to developers and investment purchasers.

ACCOMMODATION

Ground Floor, Storage and WC 572 sf

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Redbridge 020 8554 5000 Rateable Value £11,500

VIEWING TIMES

There will be no open viewing sessions although interested parties can look at the property during normal opening hours subject to tenants consent.

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN