



550 Ley Street, Ilford, Ilford, Essex, IG2 7DB

757 Sq Ft (70.33 Sq M) £275,000 For Sale Long Leasehold

Split Level Office

Use Class E

For Sale Long Leasehold

Key Features

Split level self contained office

Total floor area 757 sqft
(70.36 sqm)

Entry Phone

Own access

2 x W.C.s

Carpeting

Gas central heating

Road frontage

Property Description

The property comprises of a self contained split level office with a total floor area of 711 sqft (66.06 sqm). The property benefits its own access, W.C. carpeting, gas central heating, tripple fronted. The property is offered for sale on a long leasehold basis of 200 years at peppercorn ground rent.

Location

The property is situated fronting Ley Street at the junction with Clifton Road in this busy secondary main road. Ley Street leads within a short drive through to the A12 (Eastern Avenue) which joins up to Gants Hill the A406 (North Circular) and the M11.

Newbury Park Central Line Station and Ilford's town centre with it's substantial shopping and leisure facilities are both within a short drive of the property.



Price

£275,000 For a 200 year long leasehold interest

Service Charge

TBC

Rates Payable

TBC

EPC Rating

TBC

Legal Costs

To be paid by the ingoing tenant

Referencing/Anti money laundering checks

Land Commercial Ltd charges a fee of £250.00 plus VAT at the prevailing rate for taking up references upon the proposed tenants. This fee is non-refundable whether or not they are accepted by the Landlord



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