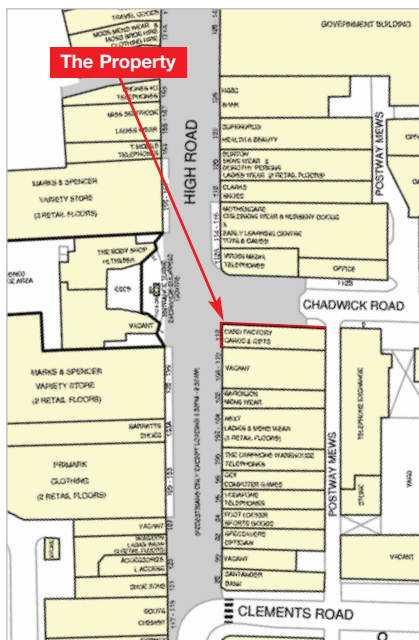


Ilford **112 High Road** **Essex** **IG1 1DS**

- **Town Centre Freehold Shop and Office Investment**
- Prominent corner pedestrianised position, opposite Marks & Spencer
- Shop let to Sportswift Ltd until 2018
- Offices let to Solicitors until 2022 with 15% minimum increase at 2017 review
- Shop Rent Review 2013
- Total Current Rents Reserved
£150,000 pa
Rising to a Minimum of £155,000 pa in 2017

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Ilford forms part of the London Borough of Redbridge and is located between Barking and Woodford approximately 11 miles north-east of Central London. The area has good communications with the A406 (North Circular Road) and Ilford Mainline Station nearby. The property is well situated being in a prominent corner position on the south side of the pedestrianised section of High Road, the principal shopping Street for Ilford. The property is opposite Marks & Spencer and an entrance to The Exchange Shopping Centre. Other occupiers close by include Virgin Media (adjacent), Primark, Boots, Monsoon, Santander, Specsavers, Lloyds TSB, The Body Shop, Miss Selfridge, Clarks and many others.

Description

The property is arranged on basement, ground and two upper floors to provide a large ground floor shop with basement storage and self-contained office accommodation at first and second floor level.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground and Basement	Sportswift Ltd (t/a Card Factory) (1)	Gross Frontage 6.60 m (21' 8") Net Frontage 5.80 m (19' 0") Shop Depth 22.55 m (73' 11") Built Depth 30.30 m (99' 5") Ground Floor 150.66 sq m (1,622 sq ft) Basement 155.48 sq m (1,673 sq ft)	10 years from 01.09.2008 Rent review every fifth year FR & I	£110,000 p.a.	Rent Review 2013
First and Second Floors	Farani Taylor Solicitors LLP (2)	First Floor 165.60 sq m (1,776 sq ft) Second Floor 105.60 sq m (1,136 sq ft)	10 years from 01.03.2012 Rent review every fifth year Minimum increase 15%. FR & I	£40,000 p.a. rising to £45,000 p.a. at the 4th year	Rent Review 2017

(1) For the year ended 31st January 2012 Sportswift Ltd reported a turnover of £254.346m, a pre-tax profit of £56.206m and a net worth of £130.22m (Riskdisk: 11.06.2013). Card Factory began trading in 1997 and currently trade from approximately 650 shops throughout the UK. www.cardfactory.eu.com
(2) Farani Javid Taylor Solicitors LLP are a multi-disciplinary solicitors practice. They also occupy an office at Grays Inn Road, London WC1. www.faranitaylor.com.

Total £150,000 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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