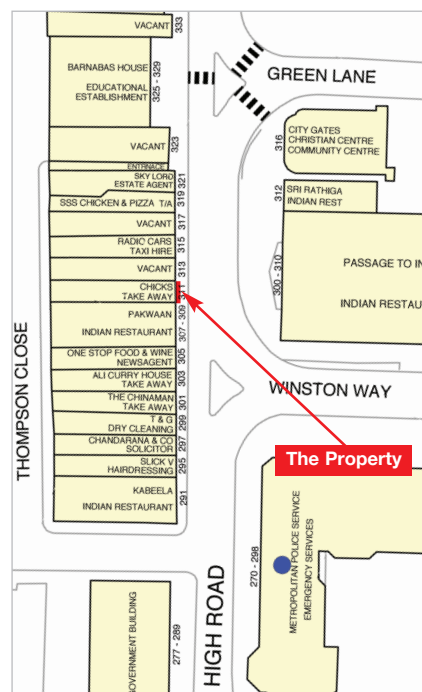


Ilford **311 High Road** **Essex** **IG1 1NR**

- **Freehold Takeaway/Restaurant and Residential Investment**
- Shop lease expires 2030
- Self-contained flat let on an Assured Shorthold Tenancy
- No VAT applicable
- Shop Rent Review 2010 outstanding
- Total Current Rents Reserved
£25,800 pa



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 situated along the High Road, close to its junction with Winston Way, near the Ilford Retail Park. There is a public car park located close by on Thompson Close. Occupiers close by include a number of other restaurants and takeaway outlets, Fitness First, Lidl and Farmfoods supermarkets.

Description

The property is arranged on ground and one upper floor to provide a ground floor shop presently used as a takeaway/restaurant together with a self-contained flat at first floor level that has separate access from the rear of the property.

VAT

VAT is not applicable to this lot.

Documents

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

| No. | Present Lessee | Accommodation | Lease Terms | Current Rent £ p.a. | Next Review/ Reversion |
|------|--------------------------------------|---|--|---|---------------------------|
| Shop | Khuram Shahzad and Mudassar Iqbal | Gross Frontage 4.2 m Net Frontage 3.6 m Shop Depth 11.8 m Built Depth 24.4 m | (13' 9") (11' 9") (38' 8") (80' 0") | 25 years from 1st August 2005 Rent review every 5th year FR & I | £18,000 p.a. |
| Flat | Individual | First Floor – 2 rooms, bathroom and kitchen | 2 year Assured Shorthold Tenancy from 1st December 2010 | £7,800 p.a. | Reversion 2012 |

Total £25,800 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

Seller's Solicitor D Ratna Esq, Ratna & Company Solicitors. Tel: 0208 470 8818 Fax: 0208 475 0131 e-mail: duvratna@btconnect.com