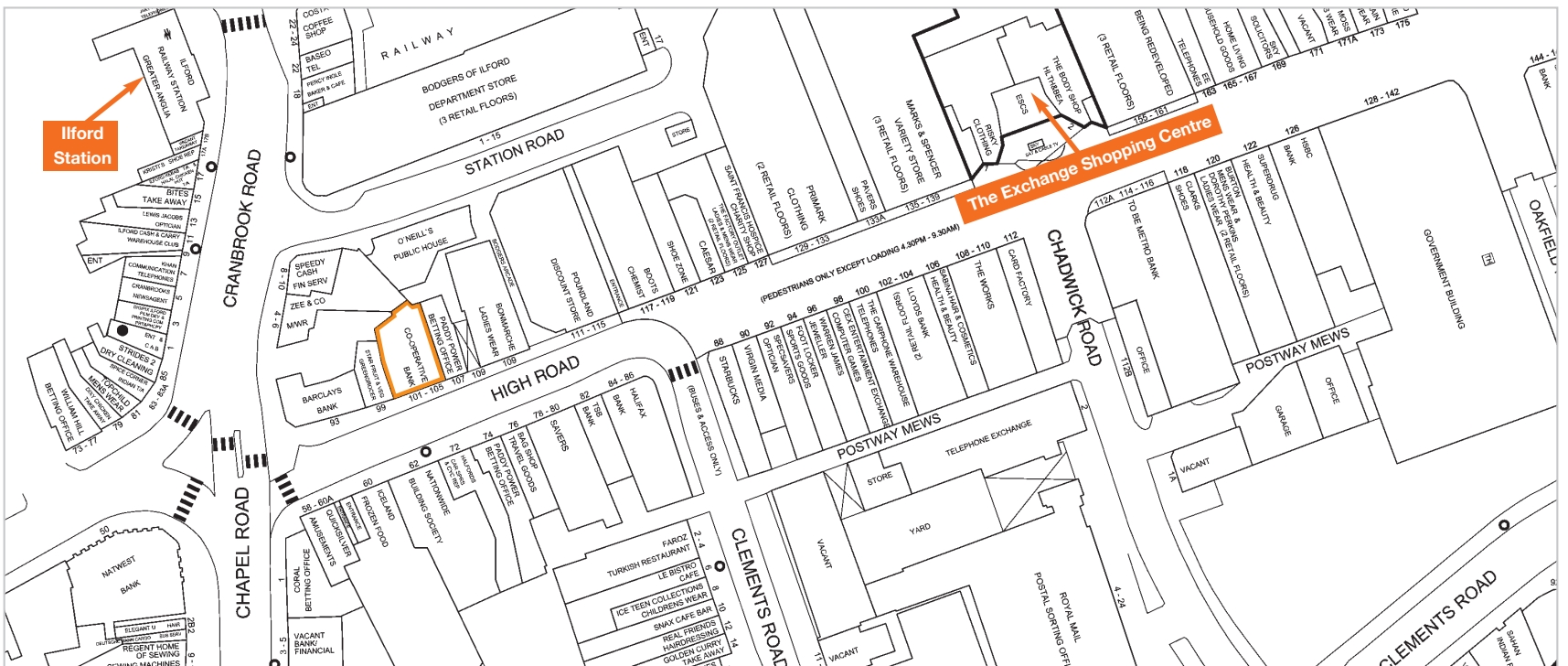


# Lot 11

£148,750 per annum exclusive

## 101-105 High Road, Ilford, Greater London IG1 1DE

Substantial and Long Dated Freehold Bank Investment



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## Key Details

- Entirely let to The Co-operative Bank Plc
- Lease expires in August 2062 (Approximately 45 years unexpired - No Breaks)
- Approximately 5,287 sq ft
- VAT-free bank investment
- Located between The Exchange Shopping Centre and Ilford Railway Station
- Nearby occupiers include Primark, Boots the Chemist, Marks & Spencer, Debenhams and TK Maxx
- Excellent transport links and future Crossrail destination

## Location

**Miles:** 5 miles east of Romford  
10 miles east of Central London

**Roads:** A118, A406

**Rail:** Ilford Railway Station

**Air:** London City Airport

## Situation

The property is situated on the northern side of High Road, close to its junction with Chapel Road and Cranbrook Road, less than 150m from Ilford Railway Station. There are a number of bus stops on High Road which contribute to the footfall. The Exchange Shopping Centre is located nearby housing occupiers including Marks & Spencer, River Island, TK Maxx and New Look. Other nearby occupiers include Primark, Boots the Chemist, Superdrug and Iceland.

## Description

The property comprises a ground floor banking hall with ancillary/office accommodation on basement, first, second and third floors.

## Tenure

Freehold.

## VAT

VAT is not applicable to this lot.

## Six Week Completion

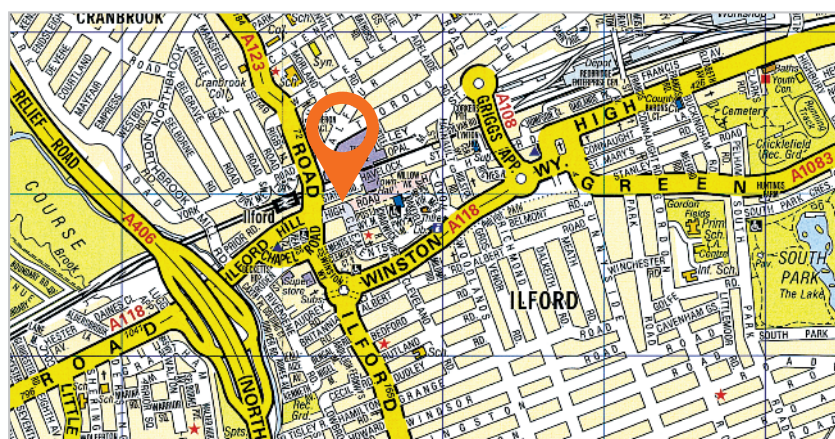
## Tenancy and accommodation

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Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground	Banking Hall	147.40 sq m	(1,587 sq ft)	THE CO-OPERATIVE BANK PLC (1)	99 years from 26/08/1963 until 25/08/2062 on a full repairing and insuring lease	£148,750	26/08/2038
Basement	Ancillary	16.20 sq m	(174 sq ft)				
First	Offices	108.45 sq m	(1,167 sq ft)				
Second	Ancillary	135.15 sq m	(1,455 sq ft)				
Third	Ancillary	83.98 sq m	(904 sq ft)				
<b>Totals</b>		<b>491.18 sq m</b>	<b>(5,287 sq ft)</b>			<b>£148,750</b>	

(1) www.co-operativebank.co.uk



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