

Lot 26

£22,000 Per Annum
Exclusive

235 -241 Clayhall Avenue, Clayhall, Ilford,
London, IG5 0NY

Freehold Neighbourhood Retail Parade and Residential Investment



Key Details

- Includes 4 shops and 5 flats
- Popular East London suburb
- 9 Miles north East of the City of London
- Situated in a Popular Residential Neighbourhood

Location

Miles: 9 miles north east of Central London
Roads: A12, A1400, A406 (North Circular Road)
Rail: Redbridge Underground Station (Central Line), Barkingside Underground Station (Central Line), Fairlop Underground Station (Central Line), Underground Station (Central Line)
Air: London Heathrow Airport, London Gatwick Airport, London Stansted Airport, London Southend Airport

Situation

Ilford is very popular East London suburb approximately 9 miles east of Central London. The town benefits from a generally affluent demographic and is benefiting from substantial investment with a new Crossrail station and major residential developments recently undertaken and planned. The property is situated in the residential neighbourhood of Clayhall which sits approximately 2 miles north of Ilford town centre. The property is situated on the northern side of Clayhall Avenue and forms part of a larger neighbourhood retail parade.

Description

The property comprises a parade of 4 mixed use buildings with self-contained retail units on the ground floor and 5 x self-contained residential flats above. Tenants include a bookmakers, convenience store, beauty salon and a dry cleaners.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

6 week Completion

Energy Performance Certificate

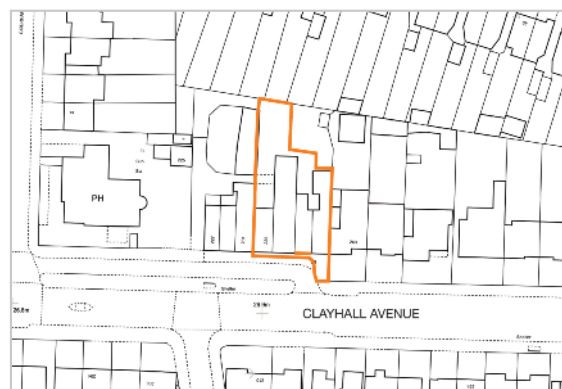
Please see legal pack at www.acuitus.co.uk

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
235	Ground	Retail	52.50 sq m (565 sq ft)	INDIVIDUALS sublet and t/a Ladbroke's	999 years from 1983	£0	
237	Ground	Retail	141.90 sq m (1,527 sq ft)	INDIVIDUALS t/a Premier	999 years from 1983	£0	
239	Ground	Retail	59.70 sq m (642 sq ft)	INDIVIDUALS t/a La ParLOUR	15 years from 26/04/2013	£11,000	(26/04/2028)
241	Ground	Retail	60.65 sq m (652 sq ft)	INDIVIDUALS t/a Dry Cleaners	20 years from 23/10/2019	£11,000	(23/10/2039)
235-241 Flats 1-4	First Second	Residential	4 Residential flats	HEYSARBOUR LIMITED	Each Flat Let on a Separate lease for a term of 215 years from 25/12/1983	£0	(24/12/2190)
235-241	First Second	Residential	Maisonette	INDIVIDUAL	125 years from 25/12/1983	£0	(24/12/2108)

Total Approximate Commercial Floor Area 314.75 sq m (3,386 sq ft) **£22,000**

(1) The floor areas stated above are those published by the Valuation Office Agency at <https://www.tax.service.gov.uk/business-rates-find/list-properties>



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