

LeaverCharlesGranger
Chartered Surveyors
020 7935 6501

Location

**165 & 167 HIGH ROAD
ILFORD IG1 1DG**

The property occupies a prime location adjacent to the Exchange Shopping Centre. Neighbouring retailers include M & S, Boots, EE, Superdrug, J D Sports, Dorothy Perkins and Burtons.

Accommodation

The premises comprise two ground floor shops providing the following approximate dimensions and areas:

165 High Road

Net Frontage:	18 ft	5.5m
Ground Floor:	1,450 sq ft	135m ²
Basement:	900 sq ft	84m ²

167 High Road

Net Frontage:	17 ft 3 ins	5.3m
Ground Floor:	1,400 sq ft	130m ²
Basement:	900 sq ft	84m ²



Terms

The shops are offered on new FRI leases subject to 5 yearly rent reviews.

Rent

165 High Road: £70,000 p.a. exclusive
167 High Road: £65,000 p.a. exclusive

Rates

To be assessed

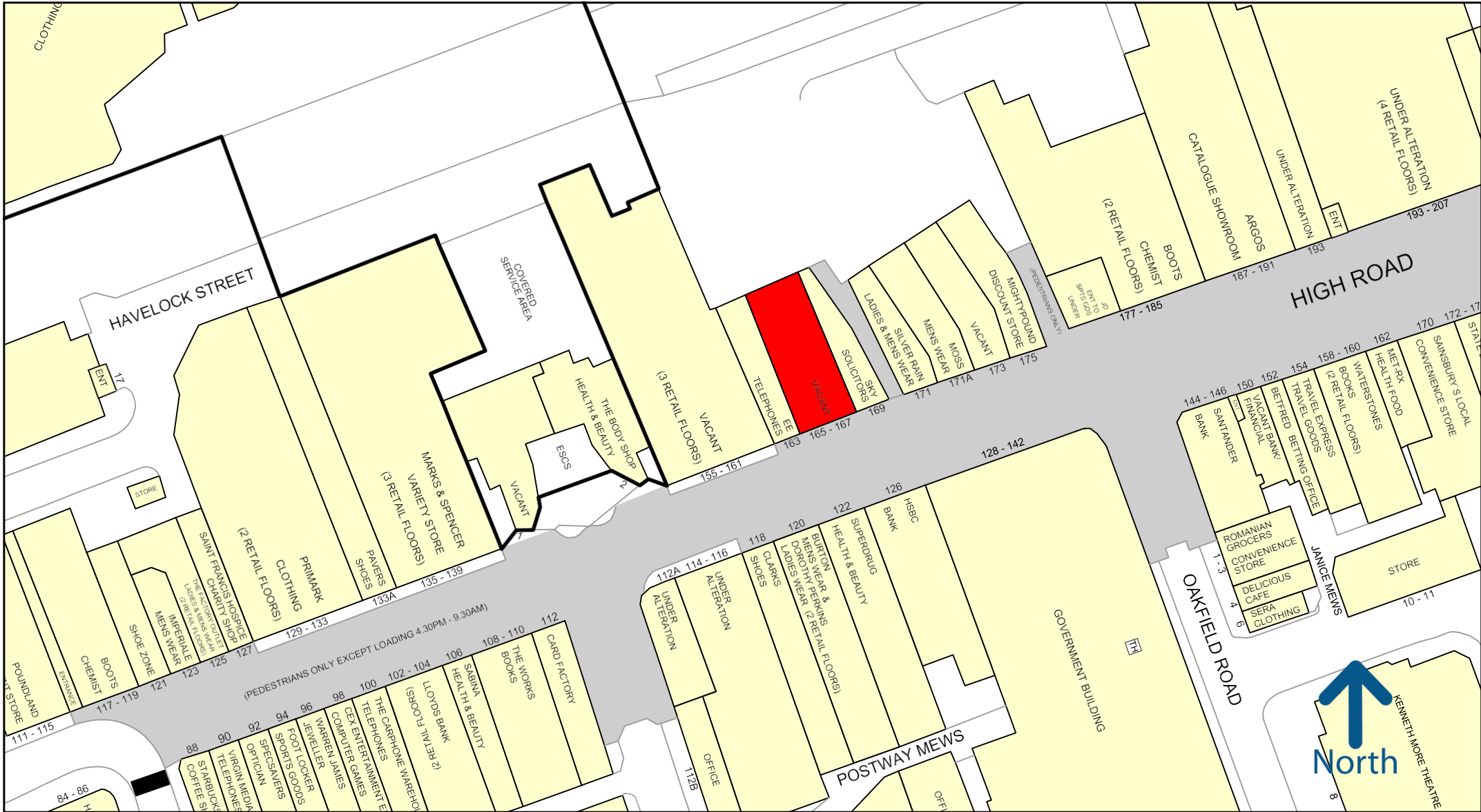
Legal Costs

Each side is to pay its own legal costs.

Viewing

Strictly by prior appointment through
John Charles 020 7935 6501
jc@lcg.uk.com

Misrepresentation act: the agents and the vendor take no responsibility for any error, misstatement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the agent's firm have no authority to make any representation or warranty in relation to the property.



50 metres

