

Ref: S10

## TO LET LOCK UP SHOP/OFFICE



**1 Ravenings Parade  
39 Goodmayes Road,  
Goodmayes, Ilford, Essex  
IG3 9NR**

**LOCATION:** The property is situated adjacent to Goodmayes British Rail mainline and Elizabeth Line train station fronting Goodmayes Road in between the junction of Goodmayes Avenue and Ashgrove Road. Goodmayes Road joins directly up to the High Road in one direction providing direct access to Seven Kings and Ilford in one direction as well as Chadwell Heath and Romford and in the alternate direction, Goodmayes Road joins up to Longbridge Road and Barking.

**DESCRIPTION:** The property comprises of a ground floor office/shop with a total area of approximately 864sq ft (80.27sqm). The property has been trading as an opticians for a number of years but would be suitable for a variety of uses under Use Class E. The property benefits from electric heaters, air conditioning/heating, one underground parking space, kitchen and W.C. The property is offered to let upon a new full repairing and insuring lease, the terms of which are to be agreed.

**N.B.** **It is the responsibility of any interested party to fully clarify exact floor areas, the premises existing planning use and whether their proposed use requires a change in planning permission.**

**AMENITIES:**

- **GROUND FLOOR OFFICE/SHOP**
- **TOTAL AREA OF APPROXIMATELY 864SQ FT (80.27SQM)**
- **USE CLASS E**
- **ELECTRIC HEATERS**
- **AIR CONDITIONING/HEATING**
- **ONE UNDERGROUND PARKING SPACE**
- **KITCHEN**
- **W.C.**

**TERMS:**

**RENT:** £19,000 p.a.x.

**SERVICE CHARGE:** £1,022.50 p.a. approx.

**RATES PAYABLE:** Approximately £5,000 per annum.

**EPC RATING:**

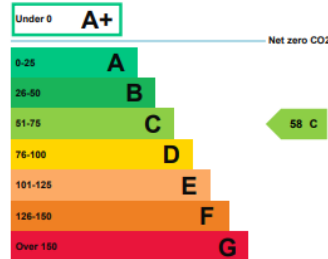
This property's current energy rating is C.

**Energy rating and score**

This property's current energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



**REFERENCES:**

Land Commercial Ltd charges a fee of £250.00 plus VAT at the prevailing rate for taking up references upon the proposed tenants. This fee is non-refundable after references have been taken up, whether or not they are accepted by the Landlord.

**ANTI MONEY LAUNDERING**

Due to the recent changes in the Anti money laundering regulations it is now standard procedure to undertake a Personal and Company and general AML checks.

Please note this is taken up for both landlord and tenant and any other entity that as a relationship with the property.

**LEGAL COSTS:**

To be paid by the ingoing tenant

**V.A.T.**

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989. We would advise all interested parties to consult their professional advisors as to their liabilities if any, in this direction.

**VIEWING:**

**LAND COMMERCIAL LTD**  
**020 8498 8080**

*IT IS THE RESPONSIBILITY OF ANY INTERESTED PARTY TO FULLY CLARIFY FLOOR AREAS, PLANNING USE AND WHETHER THEIR PROPOSED USE IS SUITABLE. THESE MARKETING DETAILS ARE FOR INDICATION PURPOSES ONLY AND COMPLETED BASED UPON THE INFORMATION GIVEN AND ISN'T ALWAYS CORRECT. NO EQUIPMENT OR UTILITIES HAVE BEEN TESTED BY US AND SHOULD BE CHECKED BY THE INTERESTED PARTY PRIOR TO COMPLETION. ALL FEATURES LISTED AT THE TIME OF MARKETING ARE SUBJECT TO CHANGE AND DO NOT FORM PART OF THE CONTRACT.*