

ADAM STEIN & CO

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**FORMER DOCTORS SURGERY  
SUITABLE FOR ALTERNATIVE USES (S.T.P)**

**TO LET**

**167 EASTERN AVENUE  
REDBRIDGE  
ILFORD  
ESSEX  
IG4 5AW**

**1,954 sq.ft. (181.53 sq.m.)**



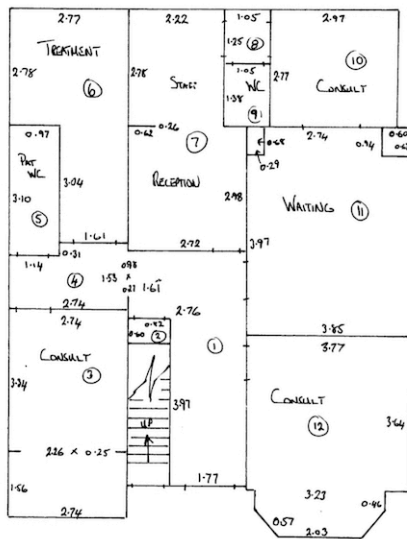
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**Location:** The property is located on the eastbound carriageway of the A12 Eastern Avenue approximately 400m from Redbridge Roundabout. This location has excellent road connections with the A406 North Circular Road which in turn leads on to the northbound M11 being nearby as well as the A12 itself which provides access to Essex to the east and City via Westfield Stratford to the west.

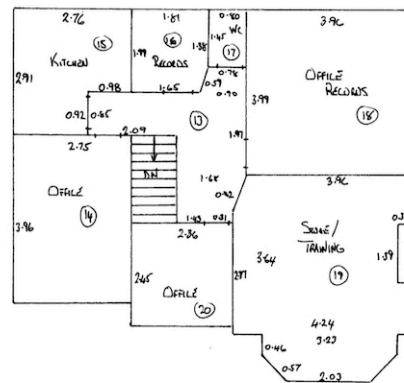
Redbridge (Central Line) underground station providing quick and easy direct access to the City (20 minute journey time to Liverpool Street) and West End (30 minute journey time to Oxford Circus) is within a 5 minute walk.

**Accommodation:** Available accommodation comprises a very large double fronted two storey semi detached property that we understand was originally constructed as a house but has been used as a Doctors Surgery for well over 30 years.

The ground floor comprises 4x rooms, patient waiting room, reception, staff area and patient & staff WC's whilst the first floor comprises 5 further rooms, kitchen and WC.



GROUND FLOOR



FIRST FLOOR

Indicative dimension plan not to be relied upon for any scale.

The premises benefit from forecourt parking for up to 4 vehicles whilst there is a very large rear garden with a separate side access.

Overall the premises are in reasonable decorative order and have an approximate Gross Internal Area of 1,954 sq.ft. (181.53 sq.m.)

Floor areas provided by Landlord therefore cannot be relied upon. Interested parties are encouraged to make their own enquiries in this regard.

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**Terms**

**Tenure:** Leasehold. A new effective FR & I lease is available directly from the Freeholder on terms to be agreed subject to periodic rent reviews where necessary.

**Rent:** £45,000 per annum exclusive. Rent is to be payable quarterly in advance on the usual quarter days.

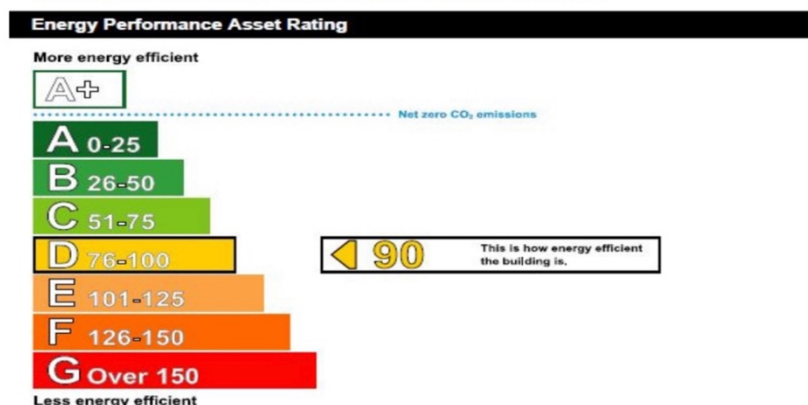
All rents, prices and premiums are exclusive of VAT under The Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

**Planning:** Planning permission was granted 24 October 2019 under planning application 3358/19 for change of use from doctors surgery (Class D1) to childrens day nursery (Class D1) with conditions. A copy of the planning permission is available upon request.

**Business rates:** Payable by the Tenant. Interested parties are advised to make their own enquiries.

**EPC:**

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).



**Cons. Protection & Money Laundering Regulations:**

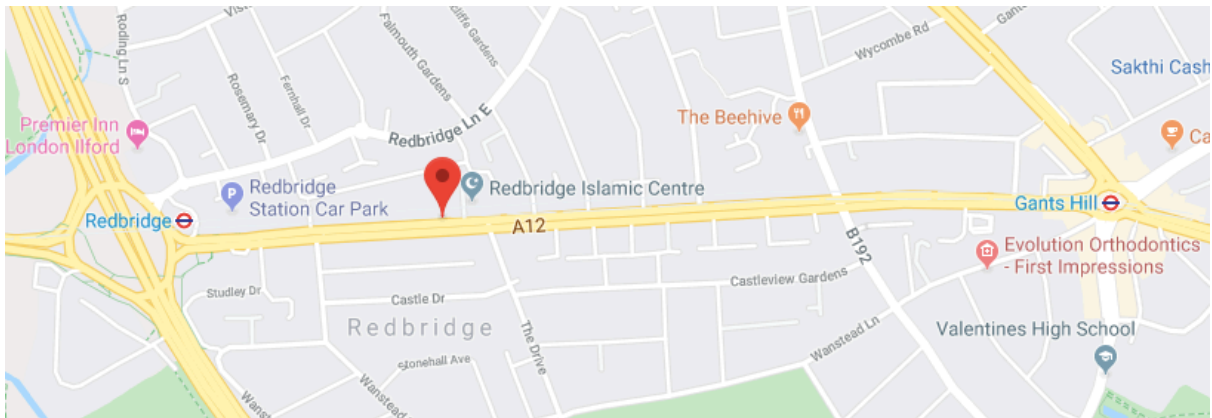
It is recommended that applicants seek independent professional advice before entering into a contract on this property. It is required to gain proof of identity from companies and individuals before accepting an offer for any property

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**Legal Costs:** Both parties' reasonable legal costs are to be borne by the ingoing Tenant.

**Possession:** Immediately upon completion of legal formalities or sooner by arrangement.

**Viewing:** **Strictly** by arrangement via this office.



**Google streetview**

**ref:** <https://www.instantstreetview.com/@51.57628,0.051039,337.53h,3.72p,1z>