



**FREEHOLD  
MIXED USE INVESTMENT FOR SALE**

**177/177a LEY STREET  
ILFORD  
IG1 4BL**

- Close to Ilford Town Centre
- Ground floor shop
- First floor 2x bedroom flat
- Fully let and income producing
- Potential resi conversion (s.t.p)

These particulars do not constitute an offer or contract. contained herein. No responsibility is accepted by Adam Stein & Co. Ltd (and/or their joint agents where applicable) as to the accuracy of these particulars or statements Applicants should satisfy themselves as to the correctness of the details. All rents/prices/premiums quoted are exclusive of VAT (where applicable).

## Location

The subject property is located on the north side of Ley Street between its junctions with Christchurch Road and Adelaide Road and overlooking the Griggs Approach viaduct.

Ley Street connects A12 Eastern Avenue to Ilford town centre. This is a particularly busy location with much vehicular traffic passing by throughout the day.

Ilford Mainline overground station and Newbury Park central line underground station represent the nearest public transport stations whilst bus route 169 (Clayhall/The Glade to Barking station) passes immediately outside the building.

\* Information provided via TfL website.



## Accommodation

A mid terrace 2 storey building comprising of a ground floor shop below a 2x bedroom flat above. Schedule of floor areas and Tenancy details as follows:

### Ground floor shop 428 sq.ft. (39.8 sq.m.)

Let for a term of 7 years from 12 May 2021 to Anabia Transports Ltd trading as a barber shop at a rental of £12,000 pax rising to £14,400 pax on the 4<sup>th</sup> anniversary.

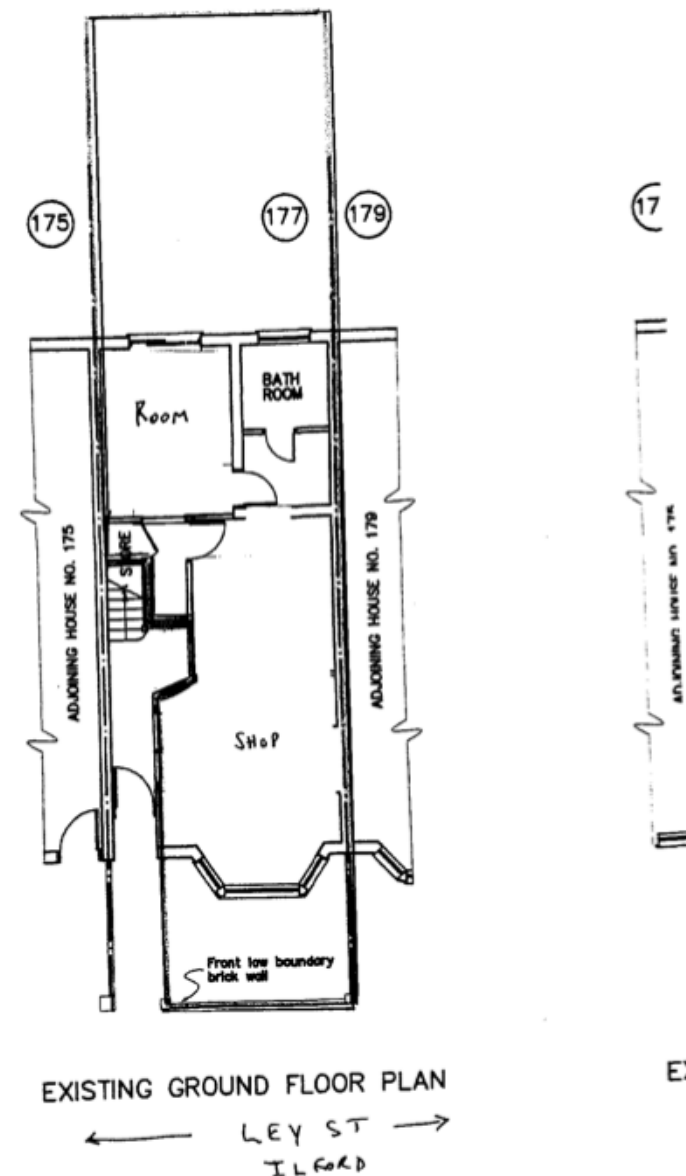
To the rear is a garden leading on to an outbuilding which we understand is demised.

The lease is contracted outside of the 1954 L & T Act.

### First floor flat

2x bedroom flat is occupied under periodic tenancy following a 12 month Assured Shorthold Tenancy (AST) from 1 June 2017 at a current rental of £1,000 pcm.

- NB:
- Floor areas from VO website as such accuracy cannot be guaranteed.
  - Access to the flat was not possible at time of inspection.
  - Ground floor plan not to scale for identification purposes only.



## Terms

### Tenure

Freehold. The building is available subject to the existing Tenancies mentioned above

### Price

Offers are sought in excess of £430,000. We understand that the building is not elected for VAT.

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.

### Legal costs

The purchaser to be responsible for the vendors reasonable legal costs incurred in this transaction.

### Consumer 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 the property.

### Services/Utilities

Reference to all/any services, utilities or fixtures & fittings in these particulars does not imply they are in full and efficient working order.

### EPC

EPC's are available upon request.

### Viewing

Strictly by prior appointment via sole agents:

ADAM STEIN & CO

[www.adamsteinandco.co.uk](http://www.adamsteinandco.co.uk)

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