



**DRAFT**

**GROUND FLOOR COMMERCIAL UNIT,  
1x BEDROOM FLAT AND SEPARATE  
REAR STUDIO**

**FREEHOLD FOR SALE**

**323 GREEN LANE  
ILFORD  
IG3 9TL**

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 building is located on the north side of A1083 Green Lane close to the junction of Elmstead Road in an established secondary mixed use parade equidistant between Ilford town centre and Goodmayes.

Seven Kings overground station providing quick and easy access to London Liverpool Street is within very easy walking distance.

Additionally, the area is served by bus routes 128 (Romford Station to Claybury Broadway) and 150 (Becontree Heath Leisure Centre to Lambourne Road).

\*Information provided by TfL

## Accommodation

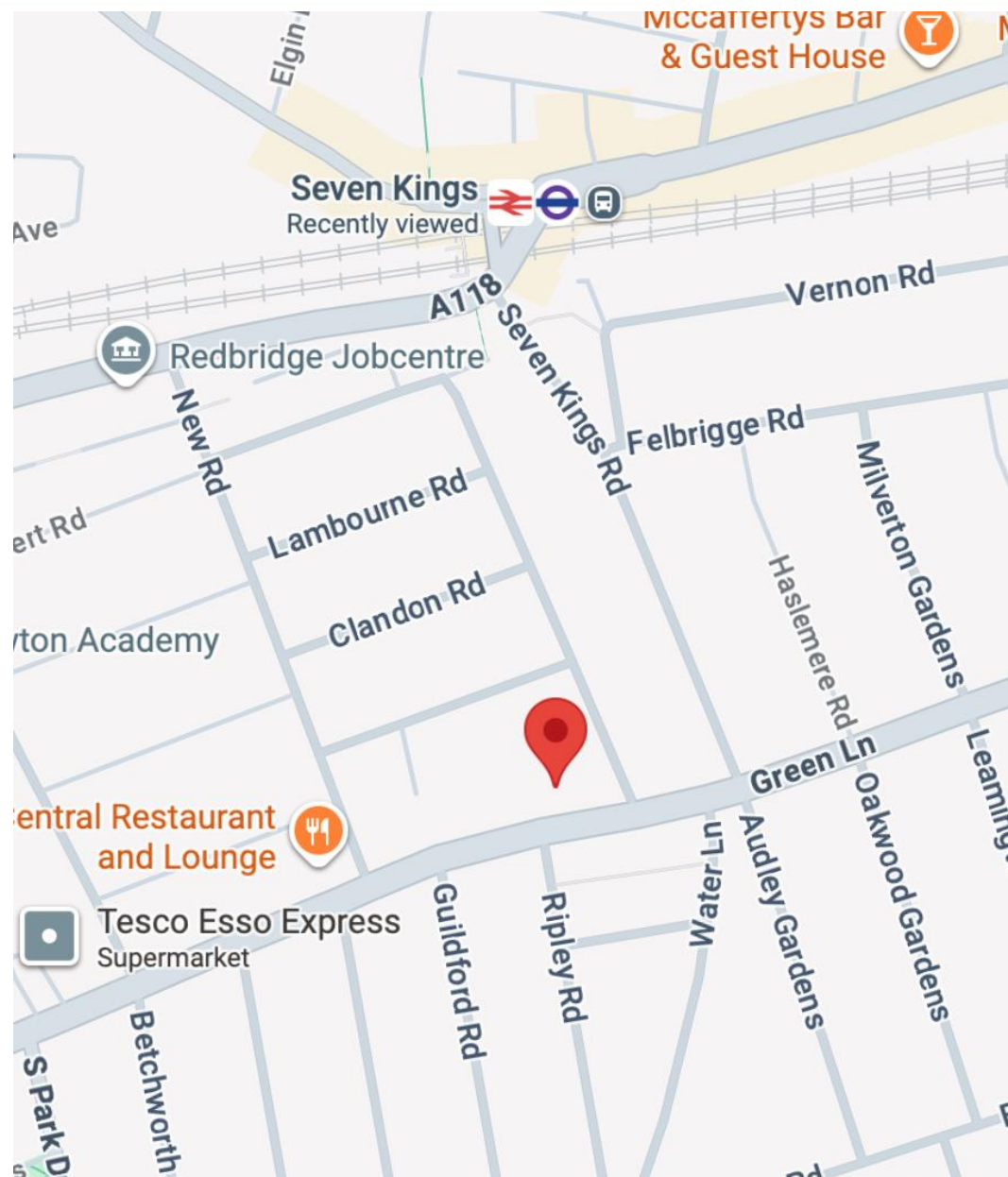
An end of terrace freehold property comprising of a ground floor lock up commercial unit most recently used for retail purposes together with a first floor 1x bedroom flat with front entrance. To the rear is a single storey building with access via Elmstead Road which we understand was most recently used as a studio. Adam Stein & Co. Ltd were unable to access the studio at time of inspection.

Overall the building is in reasonable condition. Approximate floor areas as follows

	Sq.ft.	Sq.m
Ground floor commercial	635	59
First floor flat	495	46
Rear studio	Unmeasured	

Floor areas provided by vendor and cannot therefore be guaranteed.

Furthermore, the building offers the opportunity to extend both front and rear as well as offering the potential for advertising hoarding income from the flank wall (subject to obtaining the necessary consents).



## Terms

### Tenure

The building is available on a Freehold basis with full vacant possession upon completion.

### Price

Upon application. 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.

### Business rates/Council tax

To be confirmed.

### EPC

Ground floor –	64D
First floor -	48B

### Legal costs

The ingoing Tenant to be responsible for both parties reasonable legal costs incurred in this transaction.

### Possession

Immediately upon completion of legal formalities.

### Consumer Protection & Money Laundering Regulations

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

## Services/Utilities

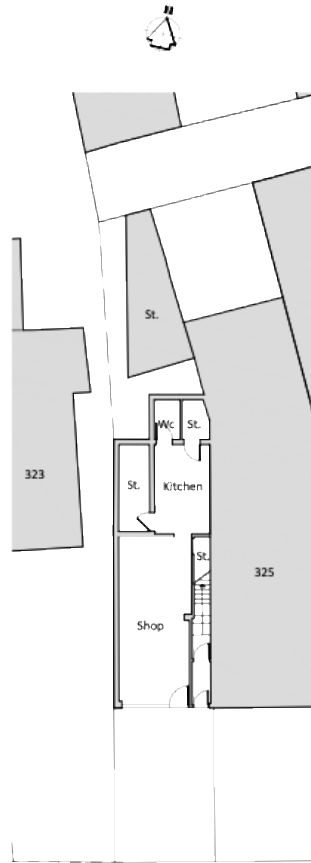
Reference to all/any services, utilities or Fixtures & Fittings in these particulars does not imply they are in full and efficient working order.

### Administrative fee

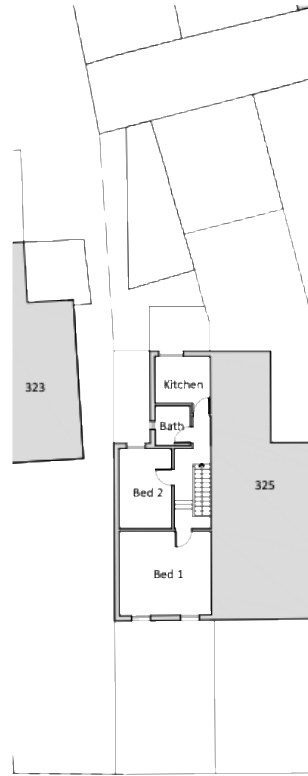
Prior to solicitors being instructed, the prospective Tenant or Purchaser is to pay an administration fee of £100 plus VAT to Adam Stein & Co. Ltd to cover all associated administrative costs including any referencing fees incurred.

### Viewing

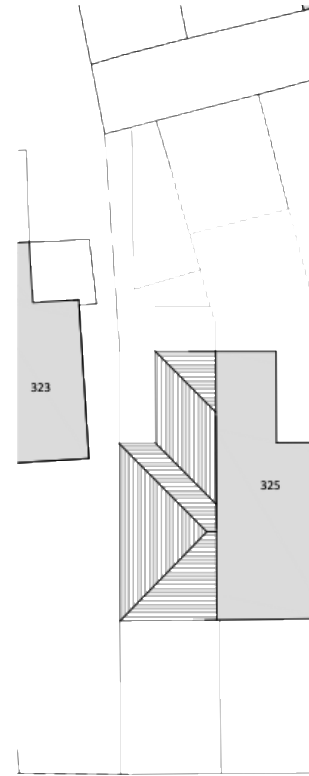
Strictly by prior arrangement via vendors sole agents as above.



GROUND FLOOR / SITE PLAN



FIRST FLOOR



ROOF PLAN



LOCATION PLAN  
Scale 1:1250

AREA SCHEDULE

Site Area	131 sq.m
Ground Floor (SHOP) GIFA	59 sq.m
First Floor GIFA	46 sq.m



NOT TO SCALE  
FOR IDENTIFICATION PURPOSES ONLY