

## **NEWSAGENTS/CTN LEASE FOR SALE**



### **THE EXCHANGE SHOPPING CENTRE ILFORD IG1 253.03 SQ FT (23.51 SQ M)**

- \* Within Shopping Mall
- \* 1200 Space Car Park
- \* Low Rent and Rates

**Location:**

Situated on the middle floor of The Exchange Shopping Mall, Ilford immediately adjacent to Burger King. Access is via the High Road or via Cranbrook Road.

**Description:**

Situated within the Ilford Exchange Shopping Centre which comprises in excess of 73 shops and stores anchored by Debenhams, Marks and Spencer and Wilkinsons.

Trading 7 days a week from 9 am – 6 pm and 11 am – 5 pm on Sundays. The business comprises a modern well fitted newsagent, confectioner that also sells snacks, ice cream, toys and gifts, cigarettes and soft drinks.

The premise also has a store room adjacent for storage of additional items. This is a good opportunity to acquire an easy to run business within a centre with good footfall.

\*Full further details available on request.

**Areas:**

Shop depth	2.61 m
Shop width	7.86m
Store	2.5 m x 1.2 m (approx)

**Lease:** Held on a 15 year Lease with 5 yearly rent reviews at £12,500 pa.

**Terms:** £45,000 is sought for the goodwill, fixtures, fittings and equipment plus stock at valuation.

**Business Rates:** London Borough of Redbridge. Rateable Value £7,000 for 2010. Rates Payable approximately £2,898. Interested parties should make their own enquires via the Local Authority or Valuation Office [www.voa.gov.uk](http://www.voa.gov.uk). Claridges cannot guarantee any figures.

**Reference Charge:** Claridges charges a fee of £150.00 for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

**Viewing:** **By Appointment only**  
**Via Sole Agents Claridges Commercial – 0845 205 0007**