



GILMARTIN LEY

# Freehold Development Site For Sale with Vacant Possession - Ilford IG1

Of interest to developers and owner occupiers

332-334 Ilford Lane,

ILFORD, IG1 2LT



### Area

Site Area: 389 sq.m. (4,182 sq.ft.)

### Price

Offers in excess of £850,000 subject to contract



### Property Description

The property comprises a retail shop, residential upper parts, workshop, open ended store and yard occupying a site of 0.1 acres.

The flat has its own entrance off Ilford Lane and comprises two bedrooms, lounge, kitchen and bathroom. It is in reasonable decorative order.

The retail element comprises main retail area, office, rear kitchen/staff breakout room and WC facilities.

The single storey workshop building to the rear of the site has a pitched roof and adjoins a substantial area of covered yard. The yard and workshop has the benefit of three phase power and a WC facility.

The commercial part of the property has operated as a timber, shed and building supplies merchant for over 30 years.

- > Freehold with vacant possession
- > Of interest to owner occupiers and developers
- > Site area 0.1 acres
- > Development potential for residential use subject to planning permission
- > Improving area with Crossrail opening at Ilford in 2019
- > Good existing transport communications to Fenchurch Street (15 mins) and Stratford (9 mins)

Accommodation	Area sq.m.	Area sq.ft.	Comments
Site area	388.60	4,182	
Retail	62.03	667	
Workshop	48.66	523	
Open ended store	106.03	1,141	
Residential	46.36	499	

### Property Location

The property is located on the west side of Ilford Lane (A123) just north of the junction with Wingate Road. Ilford Lane runs between Barking and Ilford town centres, with both being just over half a mile from the property.

<http://www.gilmartinley.co.uk/properties/for-sale/development/ilford/ilford/ig1/24619>

Our ref: 24619

Property Investment and Development Consultants  
Commercial Estate Agents and Valuers  
Chartered Surveyors and Estate Managers  
Property Experts for North London

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The property is situated in a destination location, with numerous boutique speciality retailers in the immediate vicinity.

The area is primed for regeneration and in 2015 Redbridge Council announced a raft of new plans to regenerate Ilford town centre, anticipating £1 billion worth of investment over the next six years.

The location has good public transport communications being 1.13 km (0.7 miles) north of Barking Station and 1.15 km (0.7 miles) south of Ilford Station. Several bus routes also operate along Ilford Lane.

Journey times from Ilford Station:

- London Fenchurch Street 15 minutes

- Stratford 9 minutes

- Bond Street currently 33 minutes reducing to 24 minutes when Crossrail opens in 2019

**2010 Rateable Value** £20250.00

**Estimated Rates Payable** £8626 per annum

**Service Charge p.a.** N/A

**Terms** Freehold for sale with vacant possession

**Legal Fees:** Each party is to bear its own legal fees

**Local Authority:** London Borough of Redbridge

**Viewings:** By prior appointment with Gilmartin Ley, telephone 020 8882 0111

**Further information at:** <http://www.gilmartinley.co.uk/properties/24619>  
Energy performance certificate 1  
Energy performance certificate 2

**Last Updated:** 25 Aug 2016

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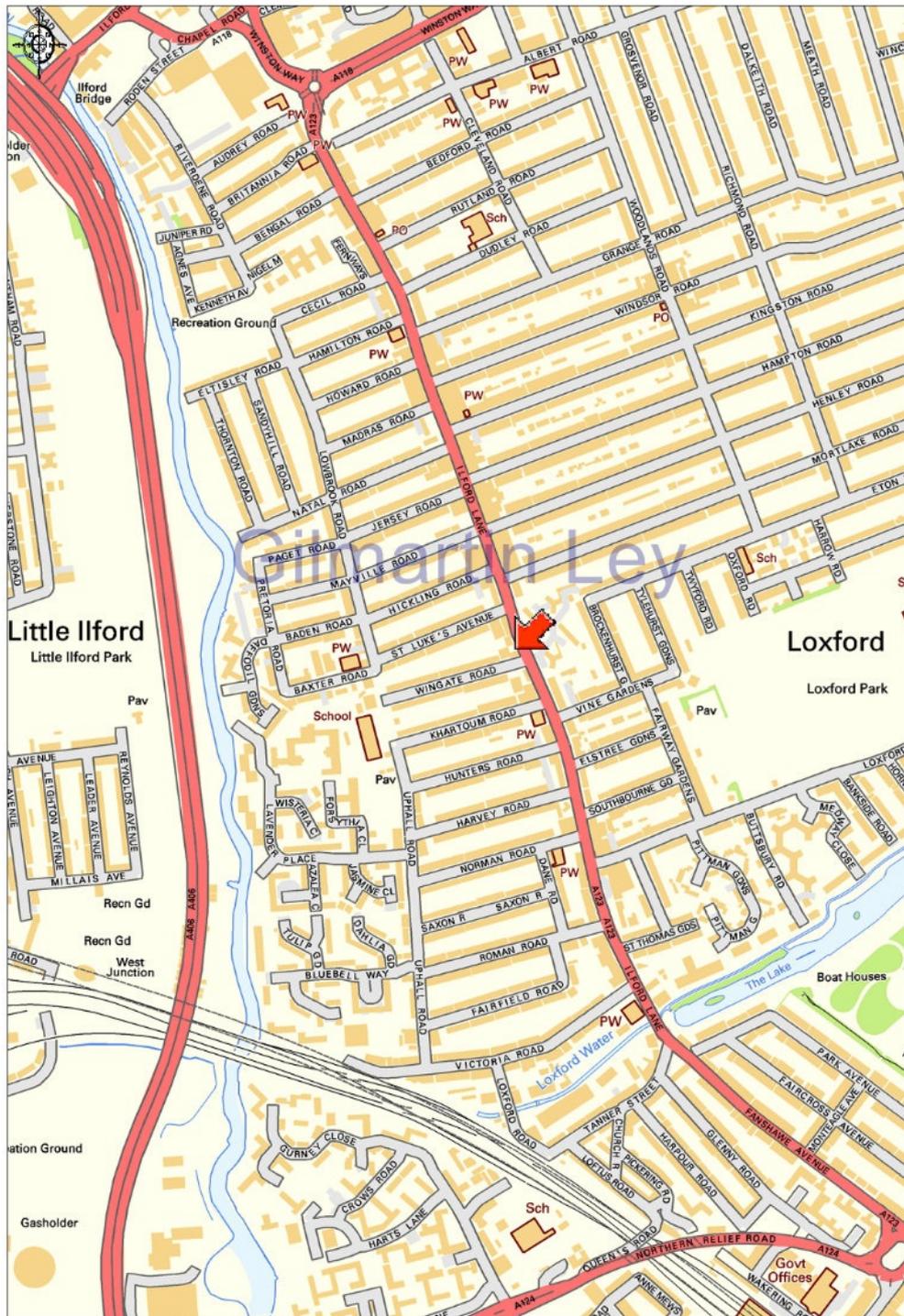


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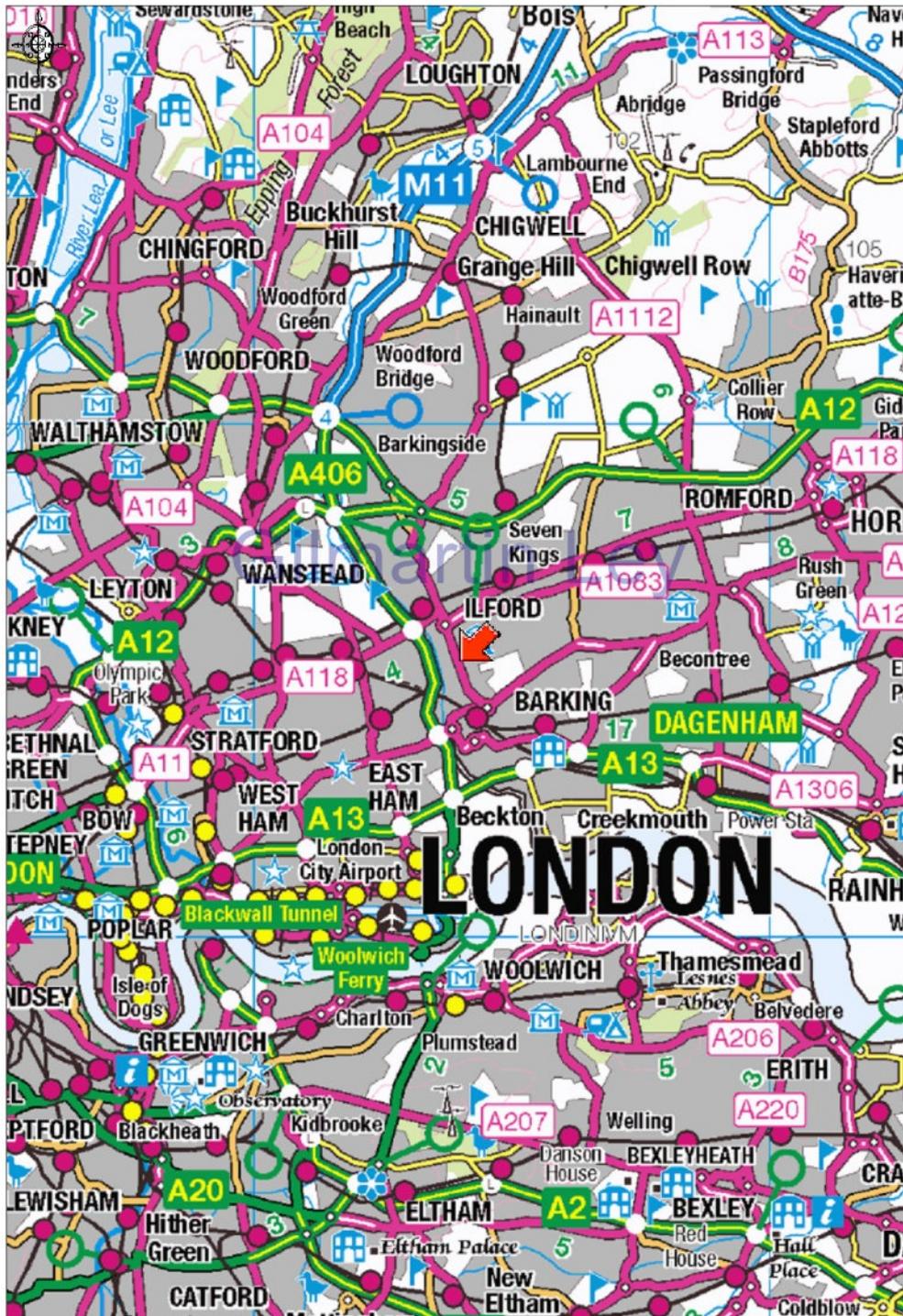


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