

Offers in excess of £700,000

## FREEHOLD RESTAURANT INVESTMENT WITH VACANT FIRST FLOOR

### 307-309 High Road, Ilford, Essex IG1 1NR

#### Description

A two storey mid-terraced building forming part of an established retail parade and providing a ground floor restaurant with storage/ancillary accommodation above.

#### Location

The Essex town of Ilford lies just east of the A406 North Circular Road and has a population of about 45,000 (2011 census). Ilford is about 9.5 miles east of London's West End. Ilford's High Road (A118) is its principal shopping street. The property lies on the north side of the road in a busy trading location.

#### Tenure

Freehold with part vacant possession.

#### Local Authority

London Borough of Redbridge tel: 020 8708 3138.

#### Viewings

Rehan Khawaja tel: 020 8998 8464.

N.B. All areas, dimensions and accommodation details have been supplied via the vendor and should be verified: the auctioneers have not conducted an internal inspection.



Demise	Accommodation	m <sup>2</sup>	sq ft	Tenant	Tenancy	Rent £pa	Comments
Ground floor	Restaurant (about 100 covers)	132.15	1,421	Rajesh Chouhan t/a Pakwaan	15 years from 2011	25,000	We are informed that the tenant has occupied the premises since 1998.
First floor	VACANT	Not measured					