

**FOR SALE**

**Long Leasehold  
(999 Year Lease)**

**GUIDE PRICE  
£900,000 STC**

**4 x First & Second Floor Flats**

**743 – 745 Eastern Avenue, Newbury Park, Ilford, Essex IG2 7RT**

**Four Self-Contained Residential Flats**

**Current Rent Reserved £44,610 p.a**

**Forms part of an Established Parade in a Densely Populated & Popular London Suburb**

**100 meters from Newbury Park Underground Station (Central Line)**

**Rail services to London Liverpool Street within 15 minutes**

**Highly Visible & Prominent Location fronting Eastern Avenue (A12)**

**VAT is Not Applicable**

**GUIDE PRICE £900,000 S.T.C.**

**Location**

- **178,024 Population of Ilford**
- **9.5 miles north-east of Central London**
- **1.5 miles west of the King George Hospital**
- **Good Communications with the A406 (North Circular Road)**
- **On-Street Car Parking, Frequent Bus Service and Bus Stop Outside**

Ilford, with a population of some 178,024, forms part of the London Borough of Redbridge and is located between Barking and Woodford, approximately 9.5 miles north-east of Central London. The A406 (North Circular Road) is located 2 miles to the west, via the A12, which feeds the M11 motorway at Woodford. Seven Kings Station, located in Ilford is on the mainline and runs between Stratford and Shenfield.

The property is situated within a local neighbourhood parade of shops, highly visible along a busy road on the eastbound carriage way of Eastern Avenue (A12) at the corner of Eastern Avenue and Oaks Lane, opposite the St Teresa’s RC Church. King George Hospital is located approximately 1.5 miles to the east. Newbury Park Underground Station, which is located on the Central Line, provides frequent journeys to Stratford and London Liverpool Street is approximately 100 meters to the west. There is also a bus stop located directly outside the property.

The ground floor is occupied by Car Audio Centre and EN Market, with adjacent occupiers including, East London Kawasaki, Sai Supermarket, Woodworks Design, Bacon’s Motorcycles and The Spice Hut Indian Takeaway. Newbury Retail Park is located 1.5 miles east and includes occupiers such as McDonald’s, B&Q Superstore, J D Sports and Holiday Inn Express. Other nearby businesses include BP Connect, Machine Mart and a variety of local traders.



## Description

743 – 745 Eastern Avenue comprises a purpose built mixed commercial and residential property arranged over 3 storeys, we estimate to be constructed in the 1950's. The four first and second floor flats are accessed via an external staircase to the rear of the property, accessed via Oaks Lane, with one external door providing access to 743A & 743B and a second external door providing access to 745A & 745B. Flats A are located on first floor, whereas flats B are located on second floor, via an internal stair case.

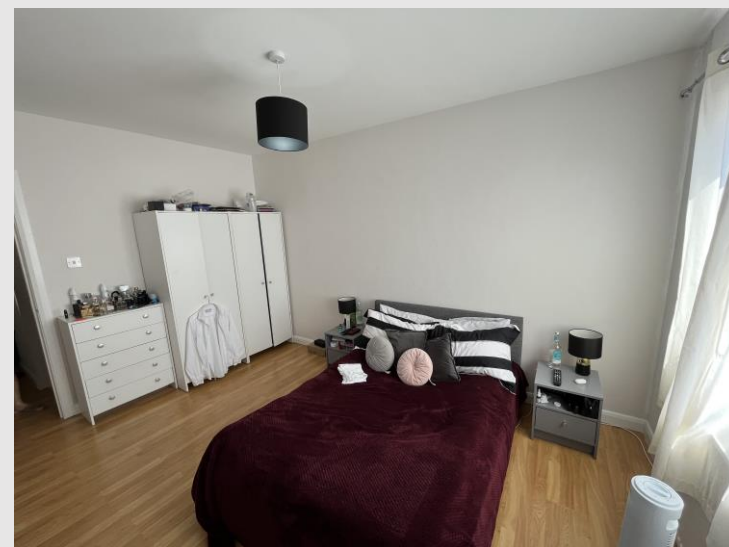
All four one bedroom flats are very similar in layout, comprising an entrance hall, kitchen, living room, one double bedroom, bathroom / WC and small store. The flats have the benefit of being connected to mains electric, gas central heating (radiators) and water, all individually metered, as well as double glazed UPVC windows and front doors.

## Tenancies

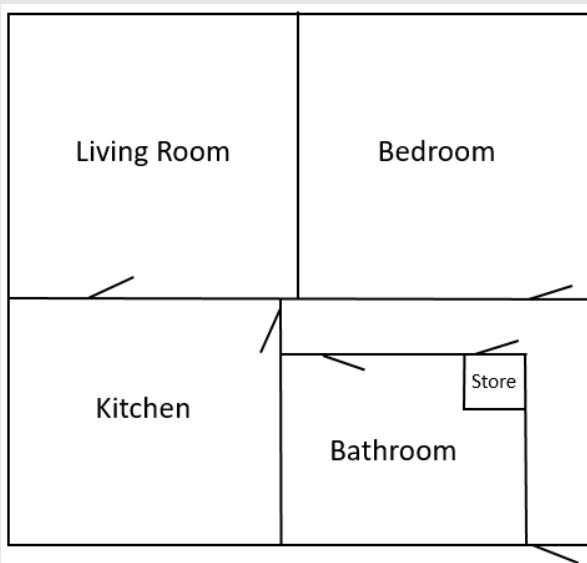
The flats are all Let separately by way of an Assured Short hold Tenancy Agreements (AST's), producing a gross annual combined rent of £44,610.

Copies of the AST's are available upon request.

Description (743A)	Sq. M. (approx.)	Sq. Ft (approx.)
Bedroom	11.99	129
Living Room	11.43	123
Kitchen	9.77	105
Bathroom	5.06	54
Hallway	5.41	58
Store	0.73	8
<b>Total</b>	<b>44.39</b>	<b>477</b>



Flat No.	Sq. M. (approx.)	Sq. Ft (approx.)	Rent (pa)	Council Tax Band	EPC
743A	44.39	477	£11,760	B	C
743B	44.84	482	£10,950	B	D
745A	44.29	477	£10,950	B	D
745B	44.98	484	£10,950	B	D
<b>Total</b>	<b>178.5</b>	<b>1,920</b>	<b>£44,610</b>		



Not to Scale, for identification purposes only.



## Energy Performance Certificate

The four flats all have their own EPC rating, as detailed on the table overleaf. Individual certificates are available upon request.

## Terms

The Long Leasehold of the property is available for sale. Offers sought in the region of £900,000 S.T.C.

The long Lease Holder is to be responsible for a fair and reasonable proportion of the service costs, to include external repairs and decoration, management fees and buildings insurance.

## VAT

We understand the property is not Elected for VAT and therefore VAT is not applicable.

## Legal Costs

Each Party are to be responsible for their own legal costs in respect of this transaction.

*All prices and rentals quoted are exclusive of VAT (if applicable)*

**Consumer Protection from Unfair Trading Regulations 2008** The Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars do not constitute, nor constitute any part of an offer or contract. (2) All statements contained in these particulars, as to this property, are made without responsibility on the part of the agents, or vendors or lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of the fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (4) No person in the employment of the agents has any authority to make or give away representation or warranty whatever in relation to this property. (5) We would stress that no warranty can be given for any of the services or equipment at the properties being offered for sale and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational.

