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51 New North Road, Ilford, IG6 2UE



Offers in the region of £350,000

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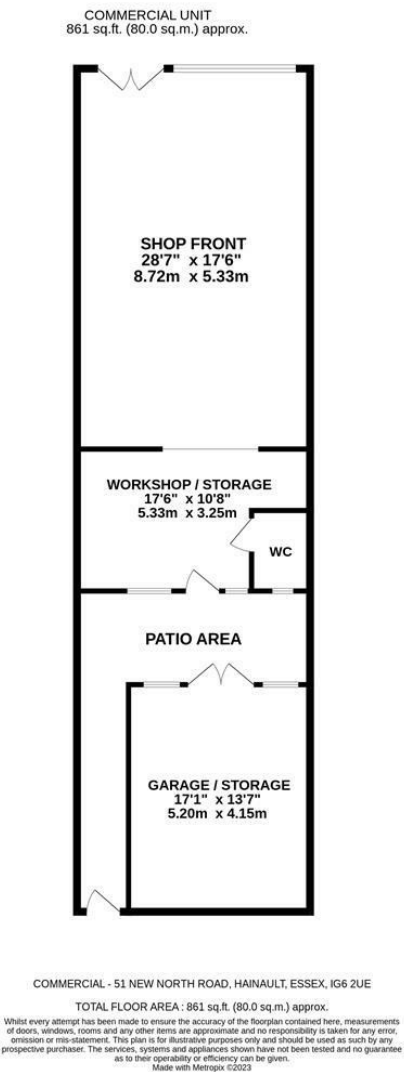
McDowalls are pleased to present a freehold / commercial sale in an attractive parade of shops on New North Road in Hainault. The freehold includes a maisonette above which has been sold off on a lease some years ago. The commercial can be purchased either as a vacant unit OR as a going concern and benefits from GCH. To the rear is a brick built storage building & small patio with rear vehicular access from Maypole Crescent.

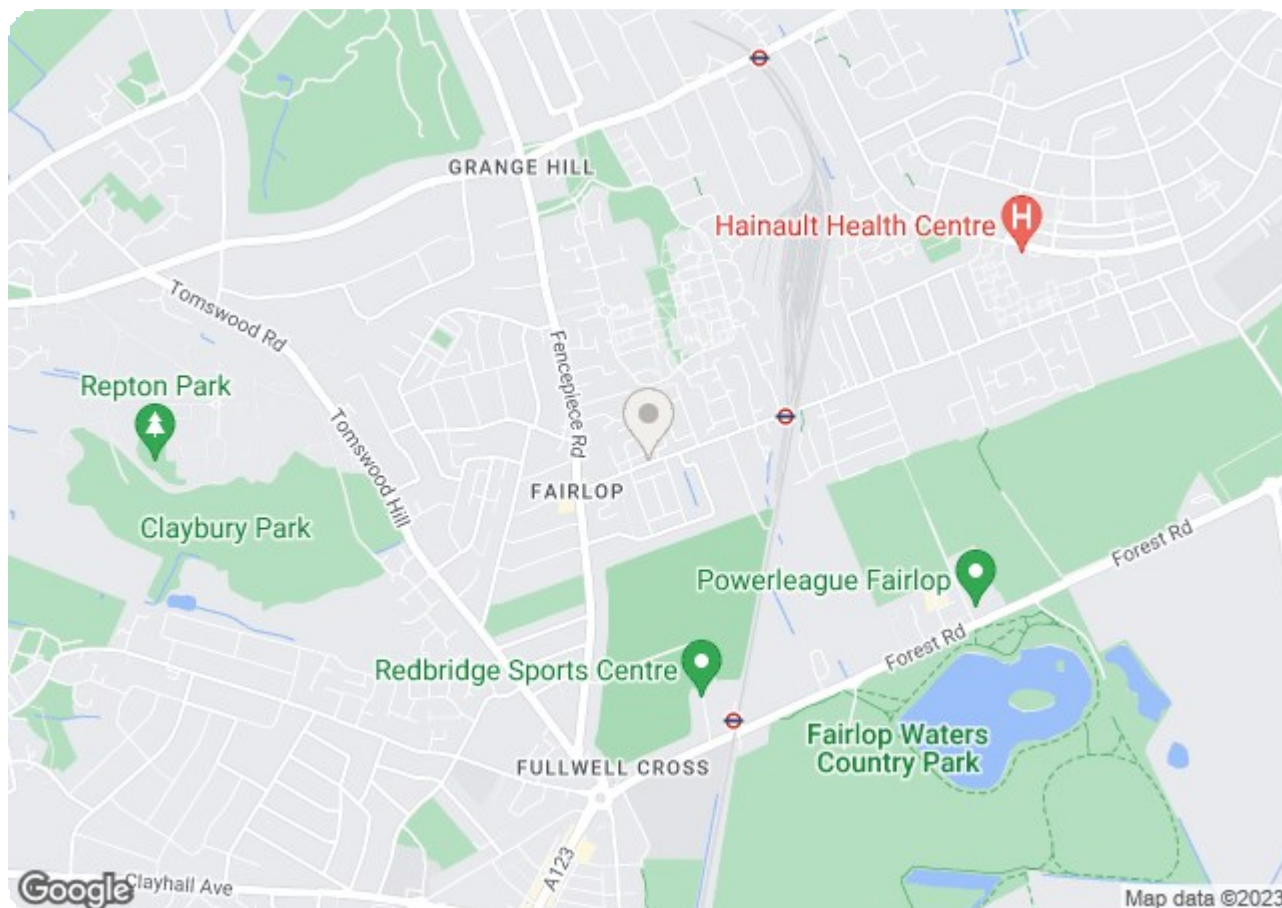
Commercial EPC - D
Commercial Rates - RV £12,250 (From 1st April 2023)

Flat Lease - 99 Years From 1978 (54 Years Remaining)
Ground Rent - £100pa
Service Charge - c£350pa (Insurance)


Important Note

1. These particulars are prepared for guidance purposes only. They are intended to give a fair description of the property, but do not constitute part of an offer or contract.
2. We have been unable to verify certain information in particular none of the services or fixtures and fittings including central heating (where applicable). Electrical wiring appliances have not been tested and no warranties of any kind can be given.
3. The photograph appearing on particulars shows a certain aspect of the property at the time when the photograph was taken and it should not be assumed that the property has not changed since the photograph was taken.
4. All floor plan measurements are approximate and for illustration purposes only.
5. No enquiries have been made to the local authority with regards to planning consent, applications or notices.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	