



Ref:1611



**D1 Former Doctors  
Surgery**

**Planned Over Ground  
and First Floor**

**Front Forecourt Parking  
& Large Rear Garden**

**167 Eastern Avenue**

**Redbridge**

**Essex**

**IG45AW**



**D1 former GP practice, planned on ground and first, gross internal floor area approx. 1,900 sq. ft. (176 m<sup>2</sup>)**

**Ideal for a number of D1 uses including day nursery, education, dentist, medical etc.**

**Front forecourt parking for approx. 4 cars**

**Large outside space to the rear of the property**

**To Be Let on New F R & I lease for a term to be agreed**

**Rental offers invited in the region of £40,000 pax**

**Subject to contract**

## Location

The property is situated on Eastern avenue along the eastbound carriageway of the A12. The location has excellent links to the A406 North Circular Road which leads on to the northbound M11.

Redbridge underground Station is within a 5-minute walk to the property (Central Line) providing a direct service to Stratford City in 15 minutes and London Liverpool Street in 20 minutes.

## Property

The property is a large, double fronted, two storey, semi-detached house. The premises were formerly used as a doctors surgery and have been for well over 80 years. It benefits from forecourt parking for up to 4 vehicles and with easy drop off/pick up access on the paved area in front. There is a large garden to the rear of the property with a separate side access, which would be ideal for a children's play area.

The ground floor comprises:

- 5 x rooms,
- Reception
- Staff room
- 2 x W.C's

The first floor comprises:

- 4 x rooms
- Kitchen
- Storage room
- W.C's

## Floor areas

We are advised the total gross internal floor area approx. 1,900 sq. ft. (176.49 m<sup>2</sup>)

## EPC

Band D

## Planning

We have been advised that the premises currently has D1 use as it was previously used as a doctors surgery. The property would be ideal for many D1 uses, including education, day nurseries, training, tuition, medical, dental, etc.

## VAT

I am advised the property is NOT elected for VAT purposes

## Rent

New F R & I lease for a term to be agreed subject to geared rent reviews. Rental offers invited in the region of £40,000 pax, subject to contract.

## Costs

Each party to be responsible for their own legal and professional costs.

## Holding Deposit

Purchasers/tenants wishing to secure this property will be required to pay a holding deposit to Bernard Gordon & Co of £3000. This deposit is not refundable except if the vendor/landlord withdraws, clear title cannot be proved, or the tenant's references are not acceptable to the landlord. In addition the holding deposit is not refundable in the event that a prospective purchaser/tenant fails to exchange/complete after an unreasonable period following the submission of the legal documentation or if the purchaser/tenant does not exchange/complete on or before set/agreed deadlines for exchange/completion. This deposit is held in our clients account until completion.

**Inspections strictly by appointment only,**

**Bernard Gordon & Co**

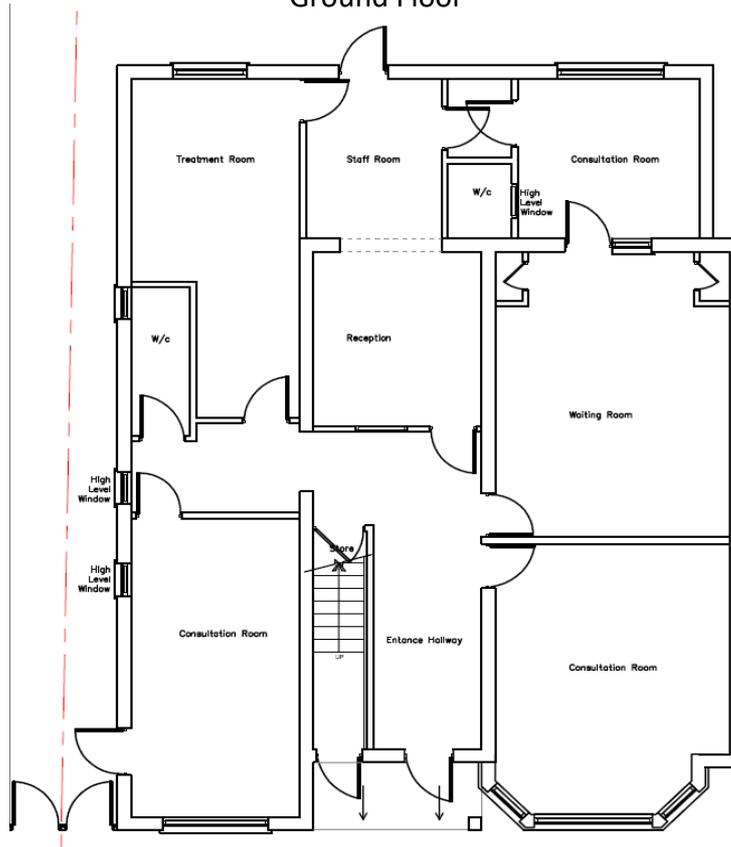
**Ben Wallis or Ben Goldstone**

**020 8099 3119**

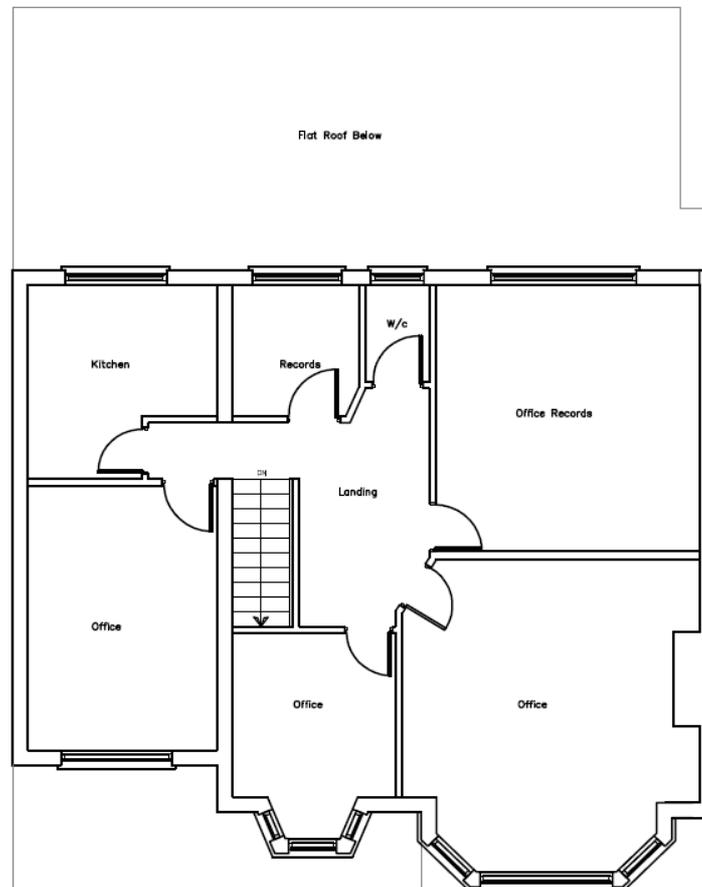
[sales@bernardgordon.co.uk](mailto:sales@bernardgordon.co.uk)

Floor plans not to scale

Ground Floor



First Floor





Plans not to scale



## Important Notice

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order.

No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Bernard Gordon & Company. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Bernard Gordon & Company do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars. Bernard Gordon & Company reserves the right to make a reasonable charge for expenses and time incurred by reason of applicants failure to attend confirmed appointments to inspect.

Bernard Gordon & Company have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

The terms quoted and all subsequent negotiations are subject to contract.

### MEASUREMENTS:

The measurements as set out herein are provided for guidance purposes only and no reliance should be placed on these when making any offer to lease or purchase either expressly or impliedly and for the avoidance of doubt Bernard Gordon & Company will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements. The successful bidder should state if they wish to undertake a measured survey of the building prior to exchange of contracts to enable it to satisfy itself of the precise measurements

Bernard Gordon & Company for themselves and for the vendors or lessors of this property for whom they act: give notice:(1) these particulars are a general outline only for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract:(2) the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other statements contained herein cannot be guaranteed and prospective purchasers or tenants must not rely on them as statements of fact or representations:(3) no representation or warranty is made whatever in relation to the property:(4) prospective purchasers or tenants are strongly advised to check these particulars including any fixtures and fittings expressed to be included in the sale or lease by making an inspection of them:(5) Bernard Gordon & Company will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.