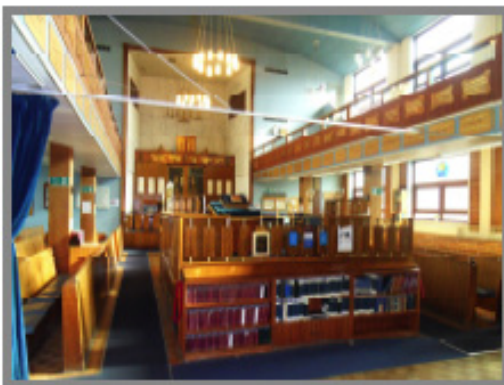


PROPERTY PARTICULARS**FOR SALE - FREEHOLD
EXTENSIVE WORSHIP BUILDING (D1 USE)
Main Building Area: 10,093 ft² (937 m²)
ILFORD ESSEX IG1****LOCATION**

The building is located on the south side of Coventry Road a short distance from its junction with Cranbrook Road (A123). Coventry Road is a mixed residential and commercial location having good traffic links to the A406 North Circular Road, A13, A12 and M11. Ilford town centre is within easy walking distance including the Exchange shopping centre where a wide variety of leading national occupiers are located. Ilford main line station (to Liverpool Street via Stratford) is within easy walking distance.

PROPERTY PARTICULARS

DESCRIPTION

Comprising a purpose built place of worship arranged over ground, first and second floors. The majority of the building provides mostly open plan accommodation with ancillary offices, meeting rooms and stores throughout. There is an additional prayer room, classroom space and caretakers flat. The whole site is fairly rectangular in shape with forecourt area to the front and land adjoining each side and to the rear providing service access.

ACCOMMODATION

The property has the following approximate areas:

Ground Floor 5,083 ft² (472 m²)

First Floor 1,273 ft² (118 m²)

Second Floor 1,843 ft² (171 m²)

Gallery Area 1,894 ft² (176 m²)

Total Area 10,093 ft² (937 m²)

The above areas have been provided to us and are subject to verification on site.

PRICE

Further details available upon application.

USE

Until recently the property has been used as a Synagogue within use class D1 (non-residential institutions - place of worship).

METHOD OF SALE

The freehold interest is offered for sale by informal tender.

PLANNING AND RATING

London Borough of Redbridge. Interested parties are advised to make their own enquiries with the Local Authority.

LEGAL COSTS

Each party to bear their own legal costs in this transaction.

VIEWING

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