

\*\*\*Rent Reduction\*\*\*

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# SHOP TO LET

D1 USE – 115 m2 / 1237 sq. ft

65 Cranbrook Road, Ilford IG1 4PG



**020 8506 9900**

[www.countrywidecomm.co.uk](http://www.countrywidecomm.co.uk)

Connaught House, Broomhill Road, Woodford Green IG8 0XR

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**Location:**

The premises occupy a highly prominent position within a busy retail parade on the west side of Cranbrook Road and in close proximity to Ilford mainline station (Crossrail and 20 mins to Liverpool Street) and the Exchange Shopping Centre.

Nearby occupiers are **Sam 99p Store, Holland & Barrett, Superdrug, Best Western Hotel** and many other popular businesses.

The area has excellent road links and is served well by many Bus routes and benefits from direct access to A12 & the A406 North Circular Road.

**Description:**

The property comprises a large open clear space with rear access, kitchen and WC facilities, the shop was previously trading as a tuition centre.

**Approximate size:****Ground Floor**

Internal Width	5.7 m	18.7 ft
Built Depth	20.7 m	67.91 ft
<b>Total Area of Unit</b>	<b>115 m2</b>	<b>1237 sq. ft</b>





**Terms:**

A new lease will be granted, terms to be agreed

**Rent:**

**Offers sought in the region of £38,000 pax** (We understand VAT will be applicable to the rent)

**Rates:**

Rateable value           £24,240

Rates payable           £11,640 pa

(All parties are advised to contact Redbridge Council Rates department for clarification.)

**Legal Costs:**

Ingoing party to pay a contribution towards the landlord's legal fees.

**References**

A charge of £200 + VAT may be payable for taking up references on behalf of proposed tenants. This fee is non-refundable after the references have been taken up, whether they are accepted by the Landlord.

**Viewing**

For further information please contact agents - Countrywide Commercial

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