

**countrywide**

COMMERCIAL PROPERTY AGENTS

# Highly Prominent Shop TO LET

**1388 sq. ft / 128 m2**



**35 Woodford Avenue, Gants Hill, Essex**

**020 8506 9900**

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

Connaught House, Broomhill Road, Woodford Green IG8 0XR

### Location:

Situated at the end of a highly visible busy and popular local shopping parade in the centre of **Gants Hill** where there are many multiple retailers such as **Sainsburys Local, Creams, Iceland, Domino's Pizza** to name a few. Neighbouring businesses form a mixture of Restaurants, Take Away outlets, Beauty Salons, Hairdressers and professional services such as Accountants & Solicitors and other local businesses.

Located on the Woodford Avenue (A1400) and very close to Gants Hill roundabout that provides easy access to the A12, North Circular & M11 motorway.

**Gants Hill** Underground station (**Central Line**), is within a 2-minute walk away and the location is also served well by many bus routes.

### Description:

The premises consist of a ground floor premises used as a Delicatessen and makes fresh bagels on the premises and sells other fresh produce also.

### Approximate areas and sizes are below: -

Frontage	23.82 ft	7.26 m
Shop Depth	55.77 ft	17 m
Shop Area (GIA)	1315 sq. ft	122 m <sup>2</sup>
Storage	74.27 sq. ft	6.9 m <sup>2</sup>
WC		
Forecourt Seating Area	290.63 sq. ft	27 m <sup>2</sup>
<b>Total Area (Exc. forecourt)</b>	<b>1388.44 sq. ft</b>	<b>128.9 m<sup>2</sup></b>

In addition to the shop there is off street parking for 2/3 cars at the rear of the building.

### Permitted Use

The premises are currently operating under an A1 use; however, the landlord has applied for an additional D1 use and it waiting for a decision shortly from the appeal inspectorate.



**Tenure:**

A new lease will be granted for a term to be agreed

**Rent:**

Offers are sought in the region of **£35,000 pax**

**Rates:**

Rateable Value	£22,750
Small Business Rate Relief multiplier (2017/2018)	0.466
<b>Rates Payable (approximate)</b>	<b>£10,601.5</b>

**Legal Costs:**

Ingoing tenant party to pay for the landlords' reasonable legal costs.

**Viewing:                      Strictly by Appointment only via sole agents**

**Jason Grant**

**020 8506 9900 / 020 8506 9905**

**[jason@countrywidecomm.co.uk](mailto:jason@countrywidecomm.co.uk)**