

INVESTMENT
DEVELOPMENT
OPPORTUNITY

FREEHOLD
FOR SALE

*(Adjacent to Gants Hill
underground station
& a new 10 storey student 321
accommodation block, being
constructed)*

39 Perth Road,
Gants Hill, Ilford, Essex
IG2 6BX



Location:

The property is situated adjacent to Gants Hill, train station (Central Line), at the end of a parade of retail units at the juncture of Gants Hill roundabout that provides access to London or Essex via the Eastern Avenue A12 and the Woodford Avenue A1400.

Immediately next door to the property is a new 10 storey 321 student accommodation unit building being constructed with completion due by the end of 2020.

Description:

This property comprises of a single storey commercial property with a good size basement, approximate sizes are below:-

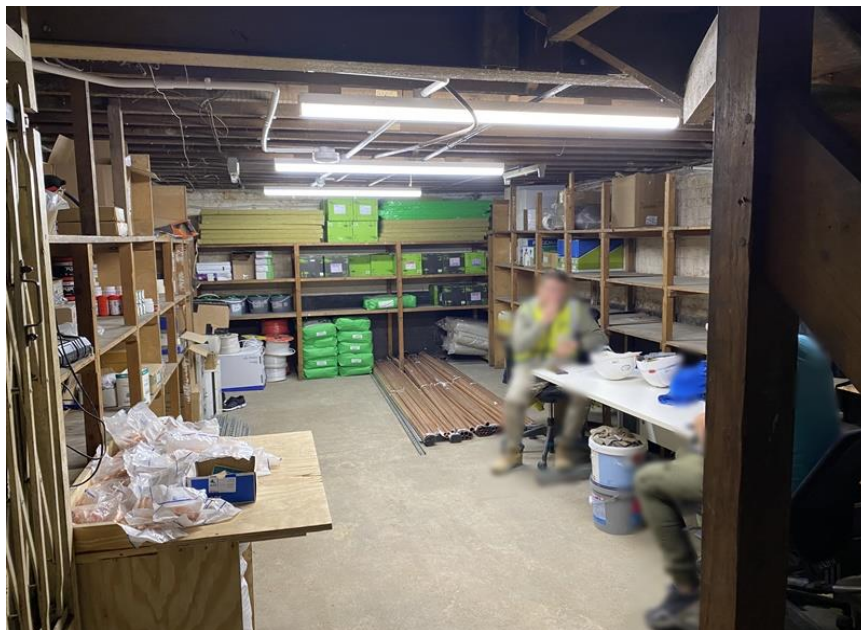
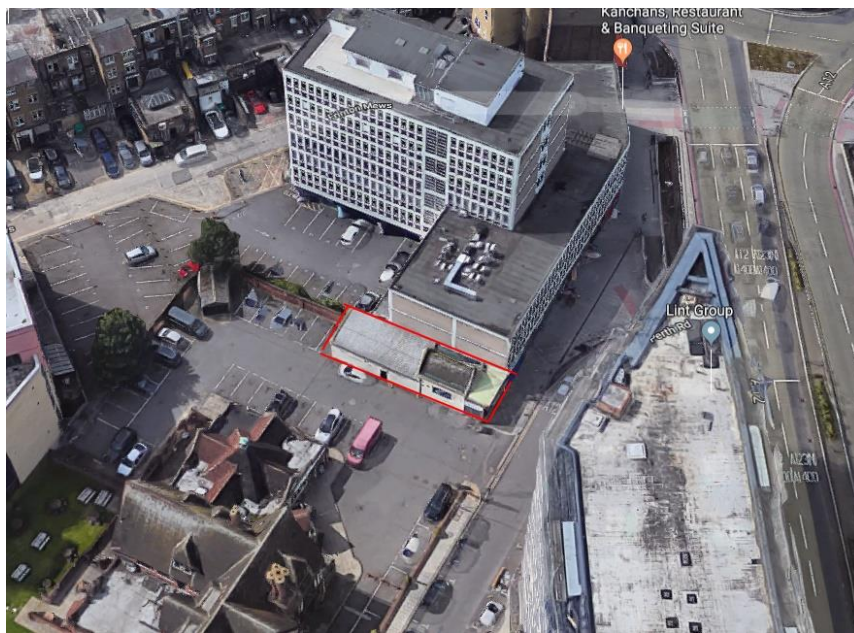
<i>Ground floor</i>		
Internal Width	15.26 ft	4.65 m
Built Depth	65.62 ft	20 m
Front Area (previously retail)	402.57 sq.ft	37.4 m2
WC & Corridor	43 sq.ft	3.99 m2
Rear Storage area	360.59 sq.ft	33.5 m2
Total internal Area	806.16 sq.ft	74.89 m2
<i>Basement</i> (height of 2.1m)	334 sq.ft	31.03 m2

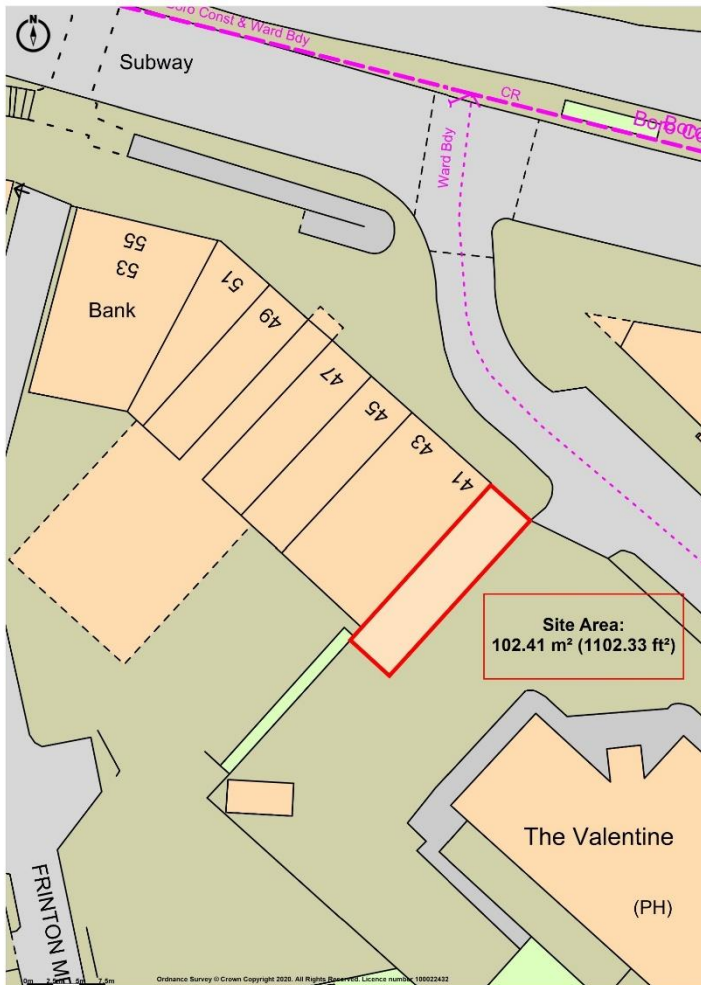
Planning & Prior Use:

We have been advised by our client that no pre app or planning application for development has ever been submitted, the property has been vacant for over 10 years and prior to this was used as an off license.

We believe that the property lends itself to further development, interested parties are advised to make their own enquiries to the borough of Redbridge planning department.







Promap v2
LANDMARK INFORMATION

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Licence number 100022432
Plotted Scale - 1:500, Paper Size - A4

Short term tenant:

The property is currently being used as a site office by the adjacent developer, they are paying £1500 PCM inclusive up until Dec 2020.

Price:

Offers are sought in the region of **£440,000 on an unconditional basis only**, for the freehold interest, subject to contract.

Legal Costs

Each party to pay their own cost.

Viewing

**Strictly by Appointment
only via sole agents**

Jason Grant

020 8506 9900

020 8506 9905

07956 380 992

jason@countrywidecomm.co.uk

Connaught House, Broomhill Road, Woodford Green IG8 0XR Tel: 020 8506 9900