

SUBSTANTIAL PRIME CORNER PREMISES TO LET

- Ilford Town Centre
- Opposite Crossrail Station
- New Lease Available
- Prominent Corner
- 2 Frontages
- High Footfall
- E Class Use

28-32 Cranbrook Road, Ilford
Essex IG1 4DL



Location:

Situated on Cranbrook Road, Ilford on the corner with Balfour Road opposite the new **Ilford 'Crossrail'** train Station and adjacent to **Ilford Exchange Shopping Centre** and many multiple retailers such as **Wilko, Costa Coffee, William Hill, Lidl** and **Superdrug** etc. There is an extremely high footfall, and it is a very busy location.

Accommodation:

Comprising substantial prominent corner premises with return frontage to Balfour Road arranged over ground floor and basement levels, approximate floor areas below

Ground floor	135 sq. m	1,453 sq. ft
Basement	64 sq. m	688 sq. ft
Total area	199 sq. m	2141 sq. ft

Terms

Available by way of a new lease

Rent

£85,000 pax

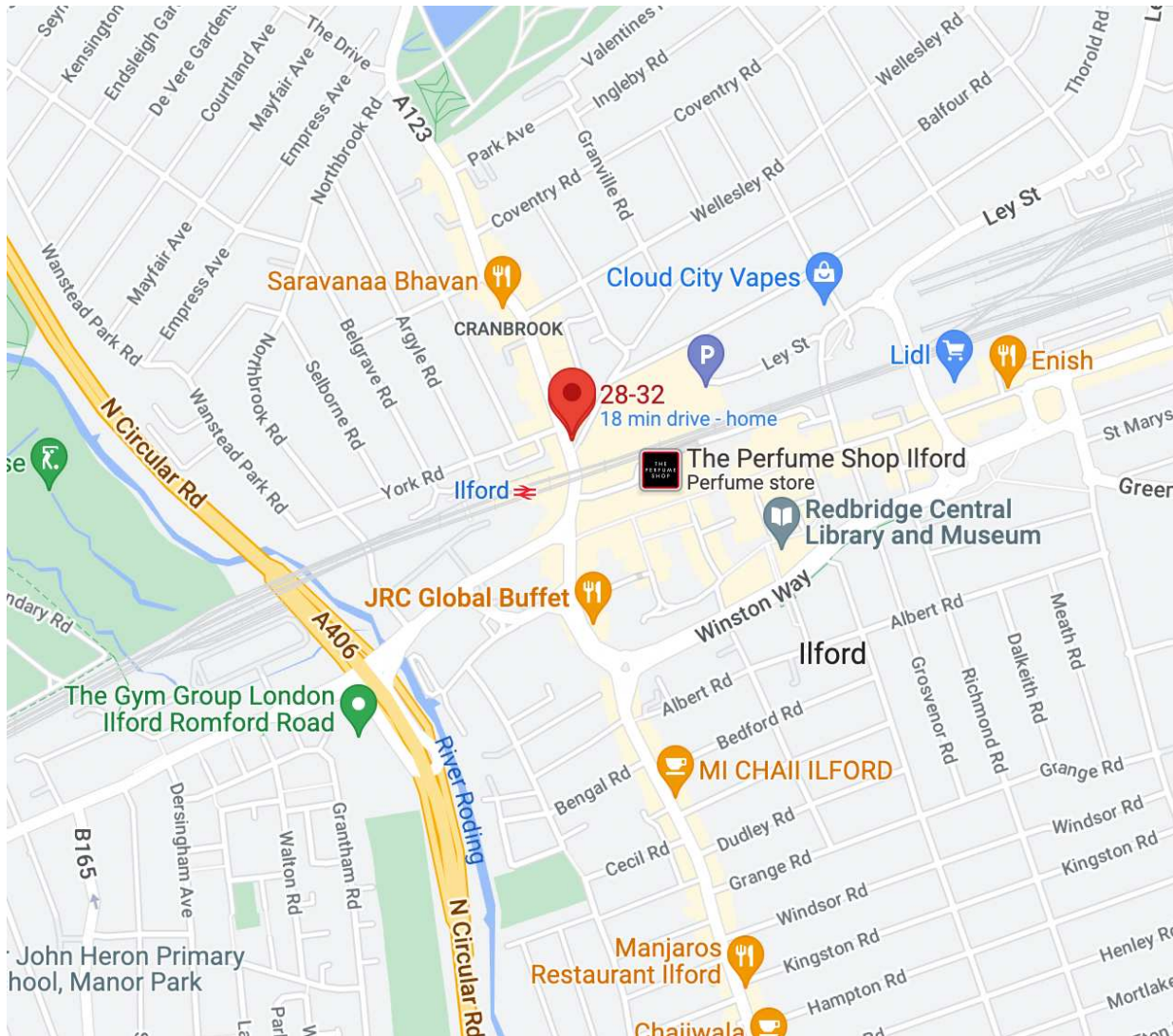
Use

E Class









Legal Costs

Ingoing tenant to pay for the landlord's legal costs, approx. £1500 + VAT

Rates:

Rateable Value (2018 – present) £53,500.00

BR Multiplier – 51.2p

Rates Payable - £27,392.00 approx.

(n.b interested parties should contact VOA for verification of these figures)

Viewing

**Strictly by Appointment
only via sole agents**

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