

PROMINENT RETAIL/OFFICE PREMISES TO LET

- Ilford Town Centre
- Elizabeth Line (Crossrail)
- New Lease Available
- Prominent Position
- 2 Car Spaces
- High Footfall
- E Class Use

59 Cranbrook Road, Ilford,
Essex IG1 4PG



Location:

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

Nearby occupiers are **Sam Pound Store**, **Punjab National Bank**, **Holland & Barrett**, **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.

Accommodation:

The property comprises a large space fitted as separate offices and meeting rooms by attractive glass partitions with rear access, kitchen and WC facilities, the shop was previously trading as a solicitor's office.

Approximate size:**Ground Floor**

Internal Width	4.27 m	14.01 ft
Built Depth	21.77 m	71.42 ft
Total Area of Unit	92.96 m²	1000.61 sq. ft

Terms

Available by way of a new lease

Rent

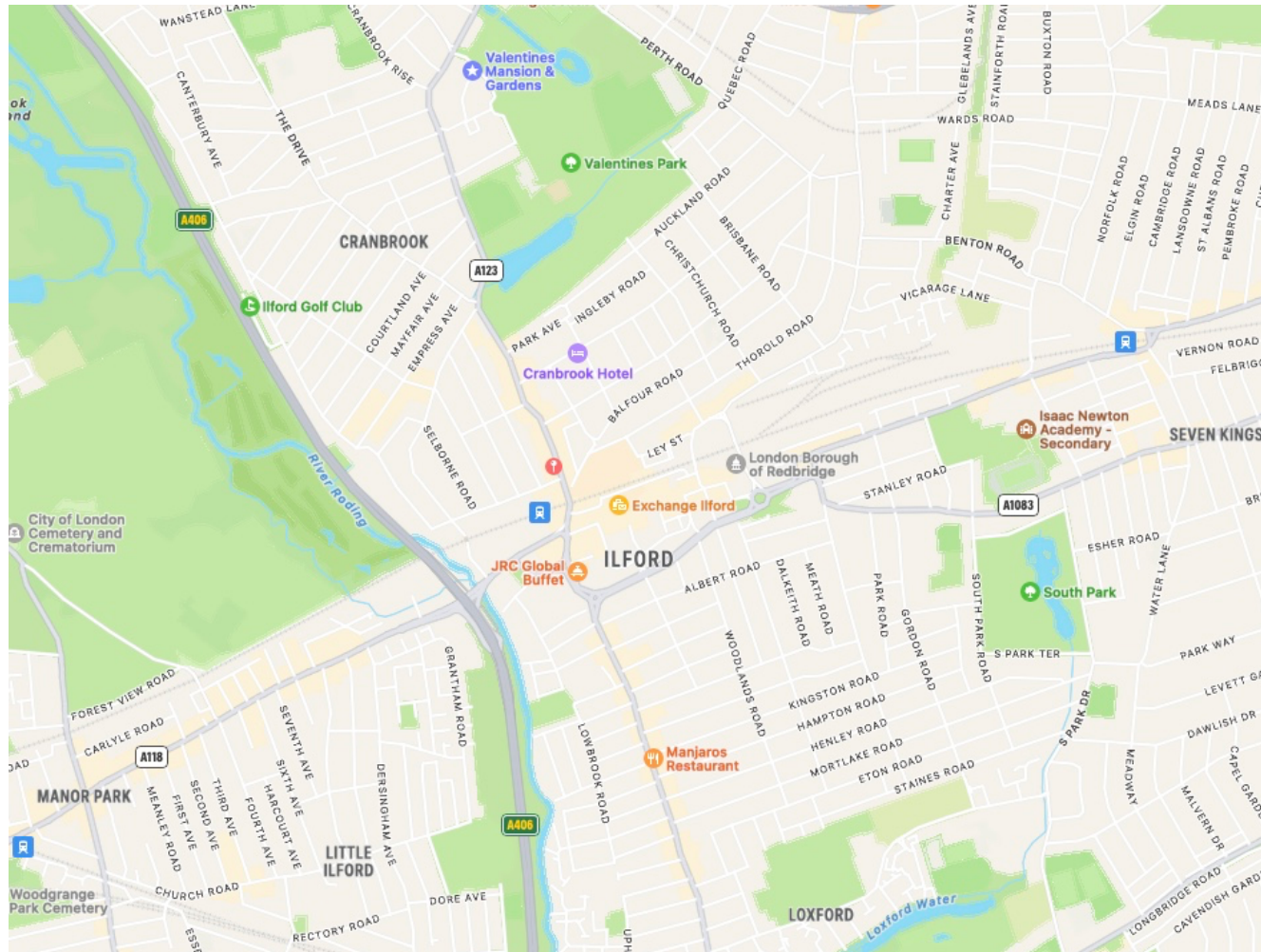
£40,000 pax + VAT

Use

E Class







Legal Costs

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

Rates:

Rateable Value (2018 – present) £20,310.00

BR Multiplier – 49.9p

Rates Payable - £10,134.69 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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