

A5 Takeaway Business

Lease For Sale

Lease Assignment / Low Rent
Shop, Kitchen & Rear Yard
Rent - £11,300 pax
Premium - £85,000
Fully Fitted
Busy Position
Excellent Vehicle Flow

*689 Cranbrook Road, Gants Hill,
Essex IG2 6SY*



Location:

Situated midway between of Gants Hill & Barkingside town centres, this location offers a blend of residential charm and urban convenience surrounded by a vibrant mix of retail outlets, restaurants, and local amenities. The area benefits from excellent transport links, including Gants Hill Underground Station (Central Line) and multiple bus routes, providing seamless connectivity to Central London and beyond.

Description:

Takeaway food premises with some inside seating, good sized kitchen and rear yard.

Takeaway & seating area	26.77 m ²	288.15 ft ²
Kitchen	10.19 m ²	109.68 ft ²
Hallway	3.6 m ²	41.97 ft ²
Total Area (GIA)	40.56 m2	439.80 ft²
WC		

Excellent Condition
Fully Fitted Kitchen
Ready to Occupy
Suit many different cuisines
Rear access with a rear yard

Use

A5 Takeaway

Term:

The current lease runs for 15 years from 29th Sept 2012 expiring in 2027, no further rent reviews.

Rent:

£11,300 pax

Premium:

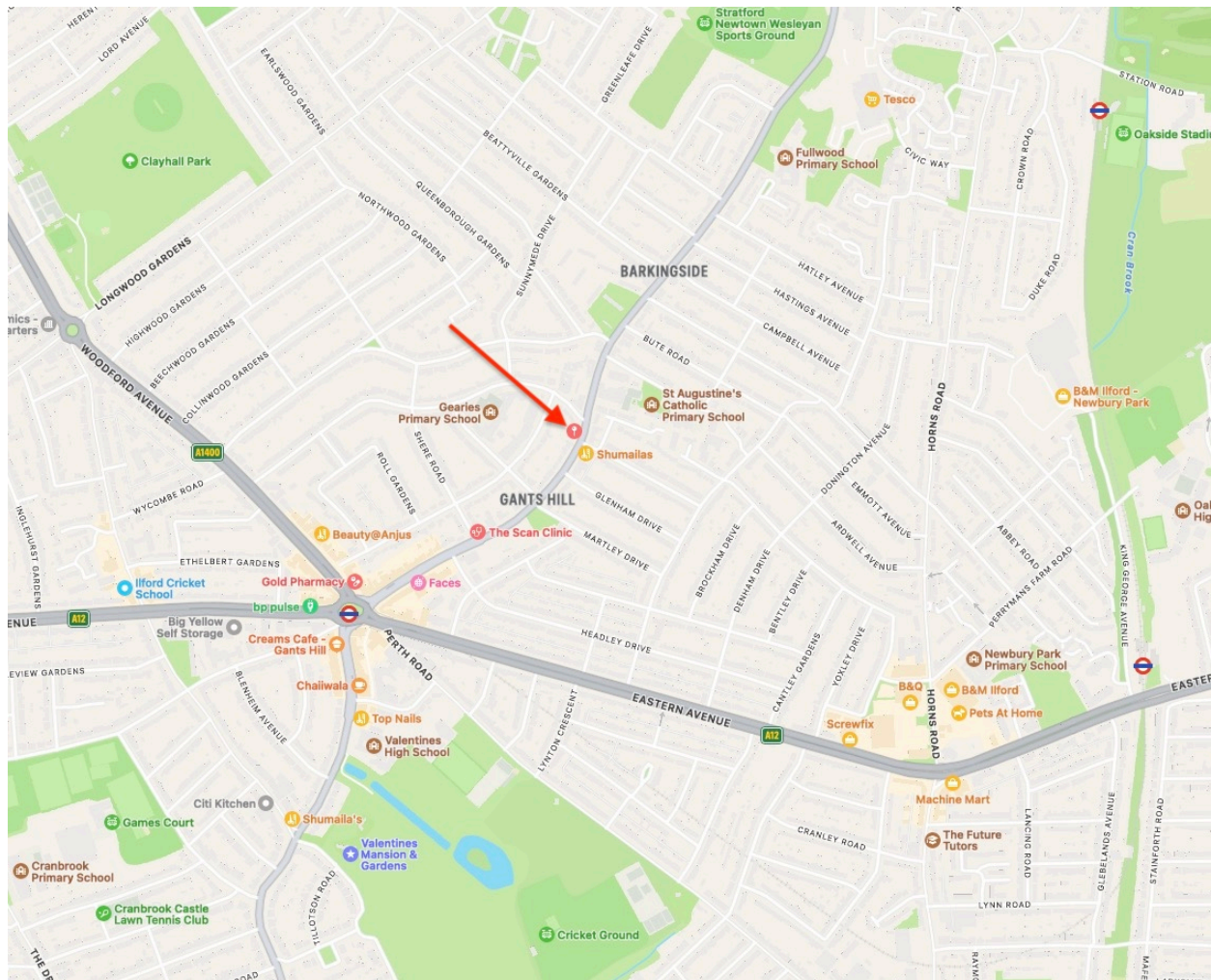
Premium of **£85,000** for the fixtures, fittings, equipment, and benefits of the sought-after lease.

EPC

C- Rating





**Rates (From April 2023)**

Rateable Value £10,000

Rates payable £4,990pa

(Interested parties are advised to verify these figures with the London Borough of Redbridge, small business relief may be available)

Legal Costs:

Ingoing tenant to pay the landlord's legal fees of £2000 + VAT

Reference Charge

Countrywide Commercial (UK) Ltd charges an admin fee of £350 + VAT to carry out credit checks, AML and references for proposed tenants. This fee is non-refundable once the checks have been applied for whether they are accepted or not by the landlord.

Holding Deposit

Tenants wishing to secure this property may be required to pay a holding deposit to Countrywide Commercial of £2000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proven or the tenant's references, AML, and Credit checks are not acceptable to the landlord. This deposit is held in our client's account until completion.

Viewing strictly by appointment via sole agent

Countrywide Commercial

Jason Grant

020 8506 9900

07956 380 992

jason@countrywidecomm.co.uk

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