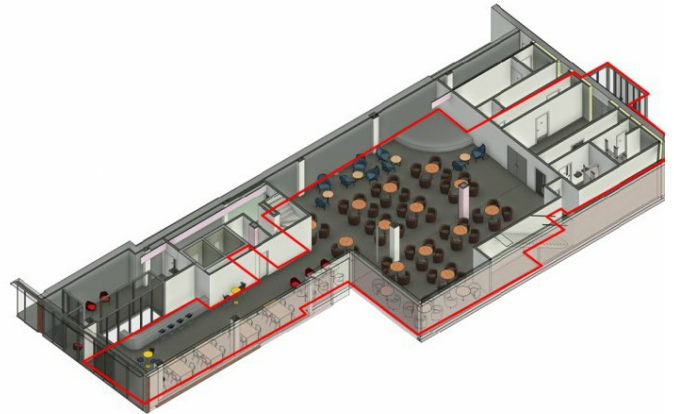


# TO LET - PRIME RETAIL/RESTAURANT OPPORTUNITY IN ILFORD

46 CRANBROOK ROAD, ILFORD, ESSEX, IG1 4NF

3,300 SQ.FT ( 306.58 M<sup>2</sup> )



## Key Features

- Prime Town Centre Location
- Open Plan
- Rear Access
- Walking Distance to Ilford Station

## Viewing

Strictly by prior appointment with sole letting agents Taylor Freeman Kataria

Contact:

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## Location

The property is located within a busy retail parade on the east side of Cranbrook Road within close proximity to Ilford mainline station (to Liverpool Street) and the Exchange Shopping Centre. Road links in the area are favourable with A123 directly connecting to the A12 and the A406 London North Circular Road. Notable occupiers nearby include Greggs, Holland & Barrett, Subway, Superdrug and Costa together with the leading Banks and Building Societies and other leading High Street Brands on High Road, Ilford.

## Accommodation

Ground floor 'E' class commercial premises with consented former A3 use. The lettable space has 3-phase power and gas supply, and forms part of the ground floor of a new hotel. The ground floor benefits from a large clear open space with rear access. We are obliged to advise that a member of TFK has a personal interest in this property. Approximate area is as follows in accordance with the RICS Code of measuring Practice (6th Edition):

Ground Floor	3,300 sq.ft ( 306.58 m <sup>2</sup> )
Total	3,300 sq.ft ( 306.58 m <sup>2</sup> )

## Lease Terms

The premises is available by way of a new Full Repairing and Insuring (FRI) lease for a term to be agreed subject to periodic, upward only rent reviews.

## Rent

£85,000 per annum exclusive of all outgoing, payable quarterly in advance on the usual quarter days.

## Rates

Rateable Value	£49,000.00
UBR 2024/25	49.9p
Rates Payable	£24,451.00
Interested parties are advised to verify these figures with The London Borough of Redbridge.	

## VAT

Value Added Tax is applicable in respect of this property.

## Energy Performance Asset Rating

C	55	This is how energy efficient this building is
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## Legal Costs

Each party to bear their own.



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