

TO LET - RETAIL/RESTAURANT OPPORTUNITY

137 CRANBROOK ROAD, ILFORD, IG1 4PU

1,610 SQ.FT (149.57 M²)



Key Features

- 3-phase power

Viewing

Strictly by prior appointment with sole letting agents Taylor Freeman Kataria

Contact:

Rajiv Kataria MRICS

Rajiv@cliffords-estates.co.uk

Priya Parmar MRICS

PParmar@cliffords-estates.co.uk



306 Green Lane

Ilford, Essex

IG1 1LQ

Tel: 020 8599 9911

Email: info@cliffords-estates.co.uk



RICS

the mark of
property
professionalism
worldwide

Location

The property is positioned within a busy retail parade on Cranbrook Road (A123) within walking distance to Ilford Station (Crossrail) Ilford Shopping Centre and it's accompanied High Street is also walking distance from the property. Notable occupiers nearby include Tesco Express, Pizza Hut, Holland & Barrett, Subway and Superdrug together with the other staple High Street Brands on High Road, Ilford.

Accommodation

Comprising entirely open plan 'E' Class commercial premises with newly built substantial flat roof extension. The property is suitable for either retail, medical or restaurant uses, or for professional services. Approximate Net Internal Area is as follows, extracted from a floorplan:

Total	1,610 sq.ft (149.57 m ²)
-------	---------------------------------------

Lease Terms

The premises is available by way of a new effective Full Repairing and Insuring (FRI) lease for a term of 12 years with 4 yearly upward only rent reviews.

Rent

£44,000 per annum exclusive of all outgoing, payable quarterly in advance on the usual quarter days.

Rates

Rateable Value	To be re-assessed.
----------------	--------------------

VAT

Value Added Tax (VAT) is not applicable in relation to the letting of this property.

Service Charge

A service charge may be applicable in relation to the letting of this property. Further details are available on request.

Energy Performance Asset Rating

E	112	This is how energy efficient this building is
---	-----	---

Legal Costs

Contribution of £5,000 by the incoming Tenant towards the Landlord's legal fees.

These particulars are correct to the best of our knowledge but do not constitute an offer or contract. Any figures quoted may be subject to VAT in addition. No warranty is implied in relation to electrical, mechanical or other equipment.