

**PRIME HOTEL RESTAURANT OPPORTUNITY**  
 46 CRANBROOK ROAD, ILFORD, ESSEX, IG1 4NF  
 2,850 SQ.FT ( 264.77 M<sup>2</sup> )



**Key Features**

- Rear Access to Unit
- Open Plan Shop Floor
- Prime Location
- Reconfigure to Suit
- Opportunity to partner with hotelier

**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) which is a proposed stop on the new crossrail scheme, 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 Wayne's Coffee, 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**

The proposed premises comprises of a ground floor retail unit fit for A1/A2 retail or A3 restaurant use. The lettable space will form part of the ground floor of a new 83-bedroom hotel that our Client has just obtained planning for. The ground floor benefits from a large clear open space with rear access and loading/unloading. We are obliged to advise that a member of TFK has a personal interest in this property. Approximate areas and dimensions are as follows:

Net Internal Width	19' 0" ( 5.79 m)
Widening to	42' 0" ( 12.80 m)
Sales Area	2,232 sq.ft ( 207.36 m <sup>2</sup> )
Retail Depth	95' 8" ( 29.16 m)
Total Area	2,850 sq.ft ( 264.77 m <sup>2</sup> )

**Lease Terms**

The premises is available by way of a new full repairing and insuring lease for a term to be agreed.

**Rent**

Upon Application

**Rates**

Rateable Value	To be re-assessed
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**VAT**

Value Added Tax may be applicable in respect of this transaction.

**Service Charge**

Service charge may be applicable in respect of this transaction. Further details available on request.

**Energy Performance Asset Rating**

<b>E</b>	<b>108</b>	This is how energy efficient this building is
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**Legal Costs**

Each party to bear their own.



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