



Retail Unit To Let

702 Cranbrook Road, Ilford, IG6 1HP

538 SQ FT (50 SQ M.)

Location: Situated within a small, local secondary retail parade on the busy A123 (Cranbrook Road) at the junction with Campbell Avenue, this property enjoys a prominent position between Gants Hill and Barkingside. The area benefits from excellent public transport links, with numerous bus routes serving the location. Key transport hubs are conveniently nearby, including Gants Hill Underground Station (Central Line) just 0.9 miles away, Barkingside Underground Station (Central Line) at 1.2 miles, and Ilford Station (Crossrail / Elizabeth Line) only 1.9 miles away - offering fast and easy access to Central London and beyond.

Description: The available accommodation comprises a small, self-contained ground floor lock-up shop, rectangular in shape and in reasonable condition, suitable for a variety of uses (subject to planning). It is located on a small local parade of two shops within a large residential catchment area with good local visibility. The surrounding residential streets offer an abundance of on-street parking, providing convenience for both customers and staff. The unit is available immediately by way of a new lease.

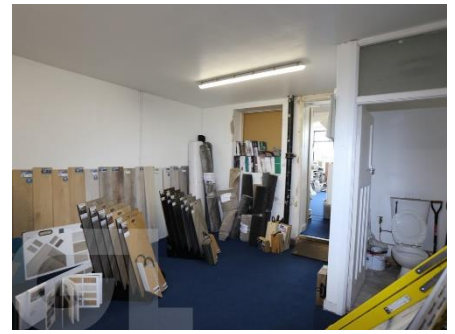
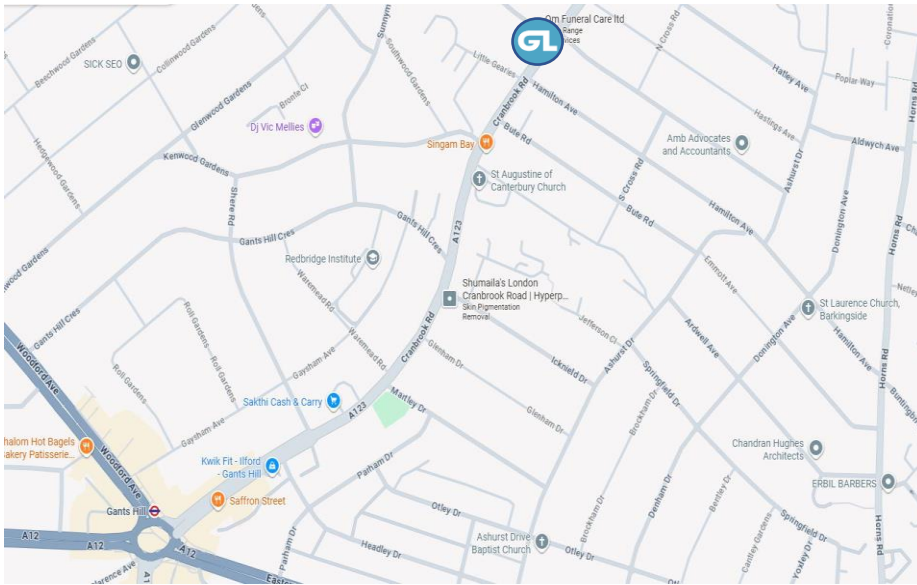
 **Lock Up Shop**

 **New Lease**

 **Available Immediately**

 **No Premium**

[CLICK HERE FOR A VIDEO TOUR OF THE PROPERTY](#)



TENURE: Leasehold

TERMS: A new Full Repairing & Insuring lease for a term to be agreed with upwards only rent review.

RENTAL: £12,000 per annum

SERVICE CHARGE: N/A.


VAT: Not Applicable.

EPC: The NDEA EPC for this property is 'TBC'.

RATES: TBC

REFERENCING: A charge of £100 + VAT is payable for taking up references on behalf of proposed tenants. This fee is non-refundable after the references have been taken up, whether or not they have been accepted by the landlord.

LEGAL COSTS: Each Party To Be Responsible For Their Own Legal Costs.

 @commercialleigh

 @commercialleigh

 @GoldsteinLeigh

 @GoldsteinLeighCommercial

Viewing & further information

Strictly by prior appointment

Danny Pincus

Tel. 07783 300 509

danny@goldsteinleigh.com

Aharon Goldstein

Tel. 07761 902 049

aharon@goldsteinleigh.com

MISREPRESENTATION ACT 1967 Messrs. Goldstein Leigh for themselves and for the vendors or lessors of this property whose agents they are given notice that: I) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contracts; II) all descriptions, dimensions, references to the condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchaser(s) or tenant(s) should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them; III) no person in the employment of Goldstein Leigh has any authority to make or give any representation of warranty in relation to this property; III) all rentals and prices are quoted exclusive of VAT.