

ADAM STEIN & CO

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**GROUND FLOOR LOCK UP SHOP
IN A HIGHLY VISIBLE CORNER POSITION WITH MUCH
PASSING VEHICULAR TRAFFIC**

TO LET/FOR SALE

**793 CRANBROOK ROAD
BARKINGSIDE
ESSEX
IG6 1HT**

946 sq.ft. (87.88 sq.m.) plus rear yard



Location: The building is situated within a small local secondary retail parade on A123 (Cranbrook Road) at its junction with Beattyville Gardens midway between Gants Hill and Barkingside.

Streetview: <https://www.instantstreetview.com/@51.582863,0.075777,261.91h,4.8p,0.43z>

This location is well served by a number of bus routes with the nearest underground/rail stations as follows:

Gants Hill (Central Line)	0.9 miles
Barkingside (Central Line)	1.2 miles
Ilford (Crossrail)	1.9 miles

Accommodation: The available accommodation comprises a small self-contained ground floor lock up shop together with a small rear yard. The unit is in reasonable condition although it will require some modernisation.

There is no demised car parking although there is an abundance of on street parking within the surrounding residential streets.

We understand that the current use is A1 retail although the building is also ideally suited B1 (office) and A2 (financial services) uses subject to obtaining the necessary consents.

NB. We further understand the upper floor is sold off on a long lease.

Approximate floor areas as follows:

	Sq.ft.	Sq.m.
Sales:	666	61.87
Stores:	280	26.01
Secure yard		
Total	946	87.88

Floor areas taken from VOA website therefore their accuracy cannot be guaranteed. Interested parties will need to satisfy themselves in this regard.

Tenure: The premises are available either by way of a new lease directly from the Freeholder for a term of years to be agreed or alternatively freehold with vacant possession upon completion.

Rent/Price: Upon application.

All rents, prices and premiums are exclusive of VAT under The Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

Possession: April 2018

Legal Costs: The ingoing Tenant/purchaser to be responsible for both parties reasonable legal costs incurred in this transaction.

Viewing: Strictly by arrangement through sole agent as above.

