

ADAM STEIN & CO

www.adamsteinandco.co.uk

020 8989 8313

Clarendon House, 117 George Lane, South Woodford, London E18 1AN  
t. 020 8989 8313 f. 020 8989 4616 www.adamsteinandco.co.uk @. info@adamsteinandco.co.uk

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## RE-AVAILABLE DUE TO ABORTIVE NEGOTIATIONS

### TO LET

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

793 CRANBROOK ROAD  
BARKINGSIDE  
ESSEX  
IG6 1HT

**c1,000 sq.ft. (92.89 sq.m.) plus rear yard**  
(subject to measurement on completion of refurbishment works)



**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 shop/office together with a small rear yard. The unit has undergone a comprehensive refurbishment to include wiring, plumbing, heating, lighting and a new shopfront.

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.



- Amenities:**
- \* Comprehensively refurbished
  - \* Newly installed and electrically operated roller shutter
  - \* Newly fitted kitchen with oven and gas hob
  - \* Central heating system
  - \* Full height plastered ceiling with recessed lighting
  - \* Highly visible position
  - \* Immediately available
  - \* Superb natural light

**Terms**

**Tenure:** The premises are available by way of a new lease directly from the Freeholder for a term of years to be agreed.

**Rent:** £20,000 per annum exclusive. Rent is to be payable quarterly in advance on the usual quarter days.

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.

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

**Cons. Protection**

**Regulations:** It is recommended that applicants seek independent professional advice before entering into a contract on this property.

**Money Laundering**

**Regulations:** It is required to gain proof of identity from companies and individuals before accepting an offer for any property.

**Viewing:** Strictly by arrangement through sole agent as above.

