

# ADAM STEIN & CO

COMMERCIAL • PROPERTY • CONSULTANTS

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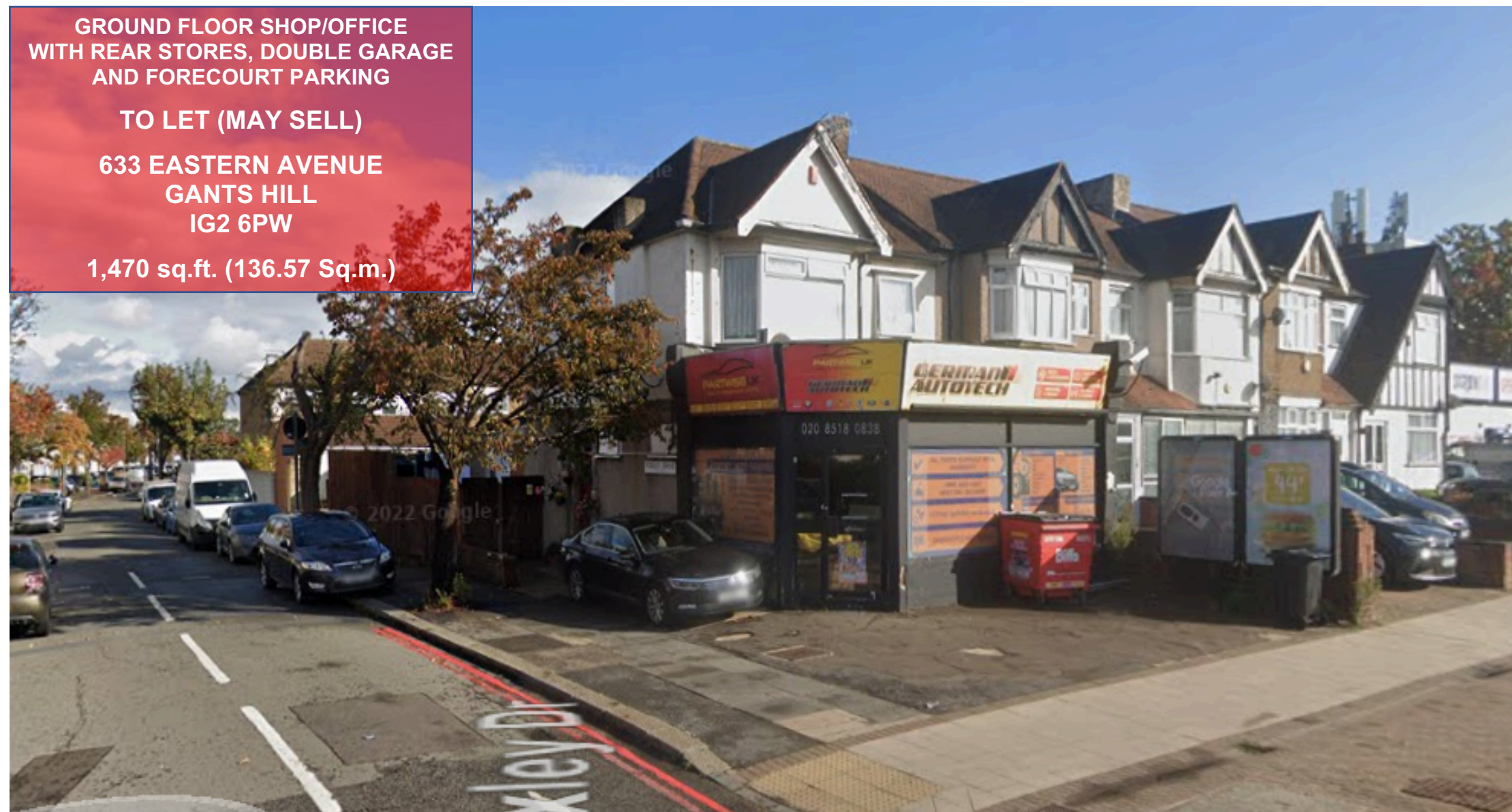
🏢 Adam Stein & Co Ltd

**GROUND FLOOR SHOP/OFFICE  
WITH REAR STORES, DOUBLE GARAGE  
AND FORECOURT PARKING**

**TO LET (MAY SELL)**

**633 EASTERN AVENUE  
GANTS HILL  
IG2 6PW**

**1,470 sq.ft. (136.57 Sq.m.)**



These particulars do not constitute an offer or contract. contained herein. No responsibility is accepted by Adam Stein & Co. Ltd (and/or their joint agents where applicable) as to the accuracy of these particulars or statements Applicants should satisfy themselves as to the correctness of the details. All rents/prices/premiums quoted are exclusive of VAT (where applicable).

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## Location

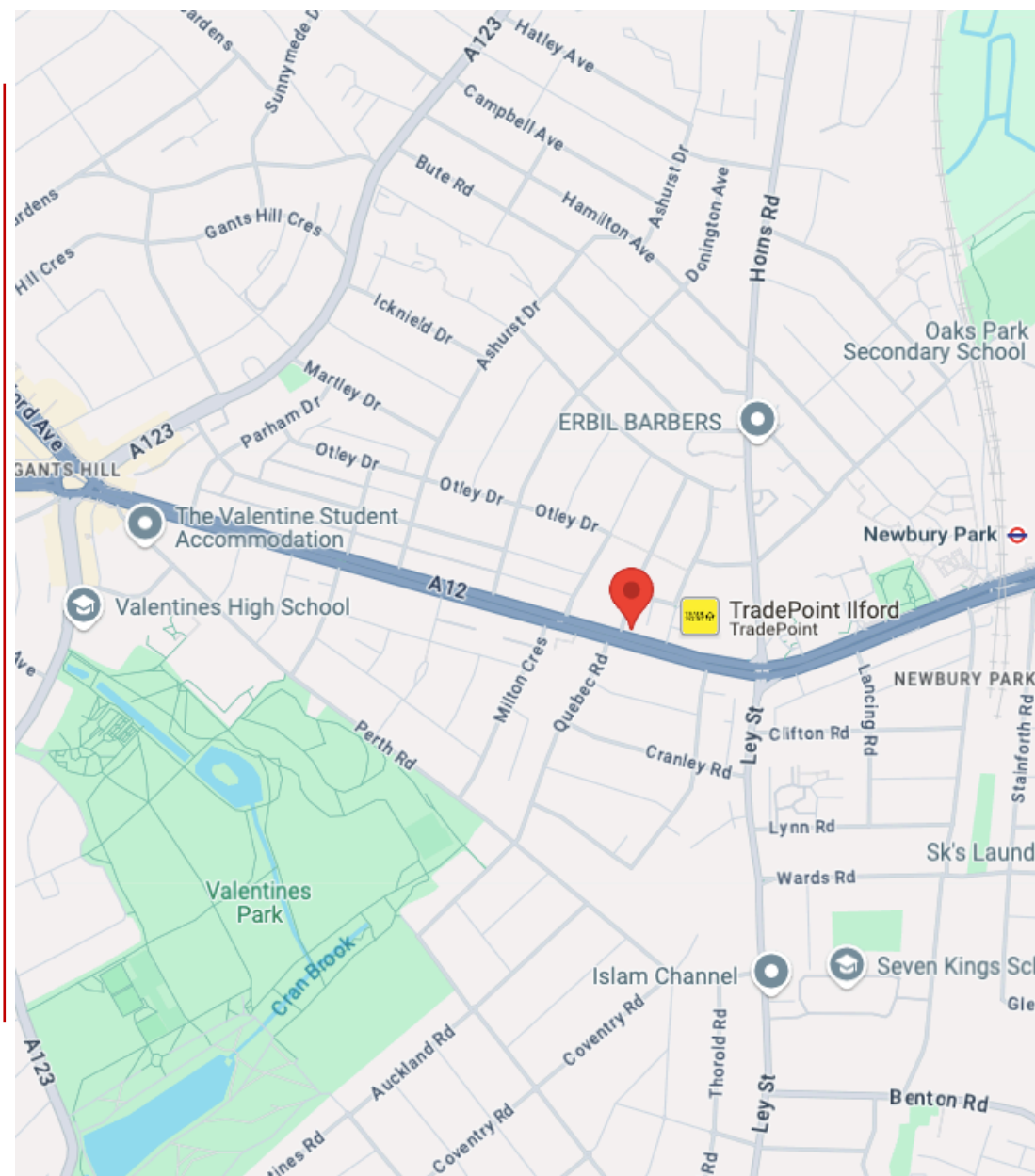
The property is located on the east bound carriageway of the A12 Eastern Avenue between Gants Hill and Newbury Park at its junction with Yoxley Drive. This is a highly prominent corner position with much vehicular traffic passing throughout the day.

Screwfix, Topps Tiles, JD Sports, B & Q, McDonalds, Aldi, Lidl, B&M and Pets at Home as well as a number of smaller independent retailers are all within close proximity.

The building is equidistant between Gants Hill and Newbury Park (Central Line) underground stations both offering quick and convenient access to the City and West End.

The area is served by the following bus routes:

- 66 – Romford Station to Leytonstone Station
- 296 - Romford Station to Roden Street, Ilford
- 396 - King George Hospital to Roden Street, Ilford



## Accommodation

The available accommodation comprises of a ground floor retail/office with separate single storey rear stores, double garage and a forecourt capable of accommodation 2x vehicles as per the attached floor plan.

We understand the premises have been used within the motor trade for many years and are in reasonable condition with the following approximate floor areas:

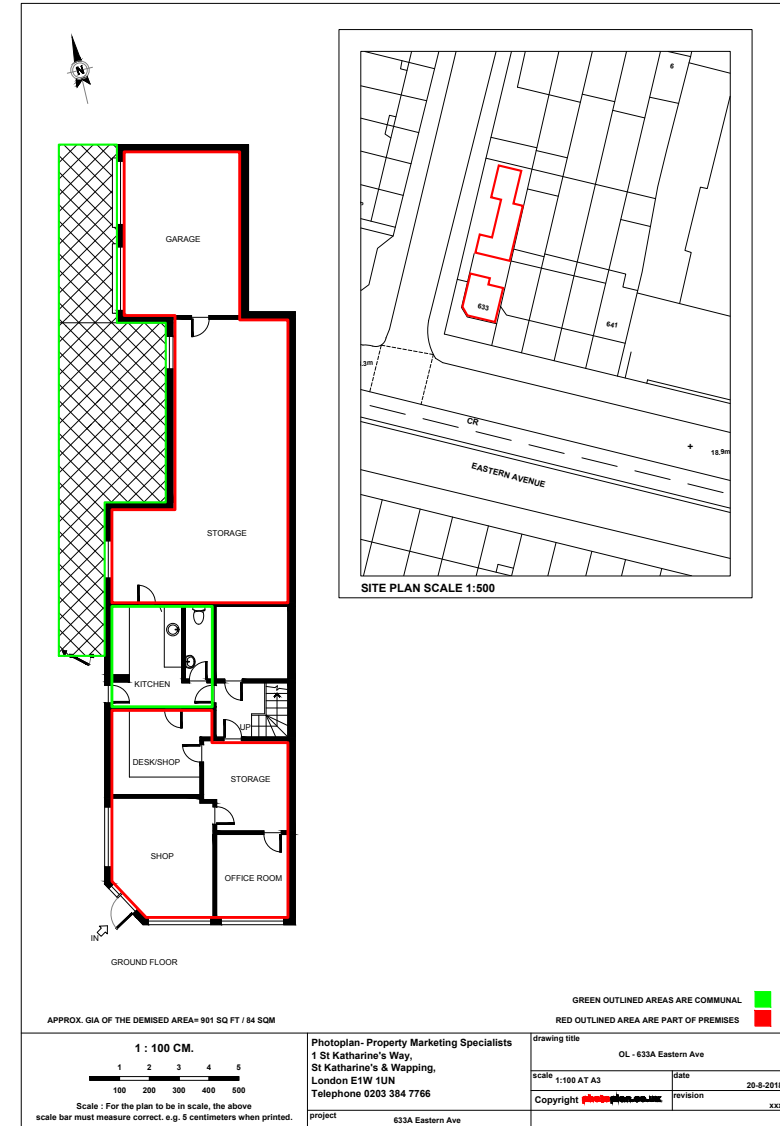
	Sq.ft.	Sq.m.
Ground floor retail/office	452	41.99
Rear stores & garages	1,018	94.57
<b>Total</b>	<b>1,470</b>	<b>136.56</b>

\* Floor areas provided by Landlord and will be subject to verification.

It should be noted that the kitchen/WC area outlined in green on the attached plan is communal and currently shared with the Tenant of the first floor 2x bedroom flat although we understand the Landlord would be prepared to undertake separation works if required.

## User

The premises currently fall within Class E use. Consideration would be given to alternative uses.



INDICATIVE GROUND FLOOR PLAN NOT TO SCALE

## Terms

### Tenure

Leasehold. The premises are available by way of a new lease directly from the Freeholder subject to periodic rent reviews where necessary.

### Rent

£30,000 per annum exclusive.

NB. Consideration would be given to a freehold sale.

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.

### Business rates

Payable by the Tenant. Interested parties are advised to make their own enquiries in this regard.

### Legal costs

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

### Agency fees

Ingoing Tenant to be responsible for Adam Stein & Co.'s standard agency fees.

### Building insurance

To be confirmed.

## EPC

EPC to be provided.

## Possession

Immediately upon completion of legal formalities or sooner by arrangement.

## Consumer Protection & Money Laundering Regulations

It is recommended that applicants seek independent professional advice before entering into a contract on this property. It is required to gain proof of identity from companies and individuals before accepting an offer for the property.

## Services/Utilities

Reference to all/any services, utilities or Fixtures & Fittings in these particulars does not imply they are in full and efficient working order.

## Viewing

Strictly by prior arrangement via Freeholders sole agents as above.

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