

Ref: 876

# LEASE TO BE ASSIGNED

## Lock Up Shop/Office



**189-191 Cranbrook Road,  
Ilford, IG1 4TA**

**LOCATION:** The property is situated fronting the busy Cranbrook Road, directly opposite Coventry Road, surrounded by many independent users and multiples. Cranbrook Road joins directly up to Ilford town centre and Ilford's main line and Elizabeth Line train station including multiple bus and parking facilities. Ilford also provides direct access to the A406 (North Circular) and in the opposite direction, Cranbrook Road joins up to both Redbridge and Gants Hill.

**DESCRIPTION:** The property comprises of a ground floor lock up shop, previously used as an estate agents, in good decorative order, with a total area of 765 sq ft (71.08 sqm). The property benefits from carpeting, suspended ceiling, air conditioning/heating, LED lighting, double fronted aluminium shopfront and kitchen/WC. The property is offered on assignment of the existing lease which expires 23rd March 2028 with an outstanding rent review from 24th March 2023.



**N.B.** It is the responsibility of any interested party to fully clarify exact floor areas, the premises existing planning use and whether their proposed use requires a change in planning permission.

- AMENITIES:**
- GROUND FLOOR LOCK UP SHOP/OFFICE UNIT
  - TOTAL GIA 765 SQFT (71.08 SQM)
  - DOUBLE FRONTED ALUMINIUM SHOPFRONT
  - AIR CONDITIONING/HEATING
  - CARPETING
  - KITCHEN
  - W.C.
  - SUSPENDED CEILING

**TERMS:** Assignment of the existing lease current rent £21,500 P.A.X. with an outstanding rent review from March 2023.

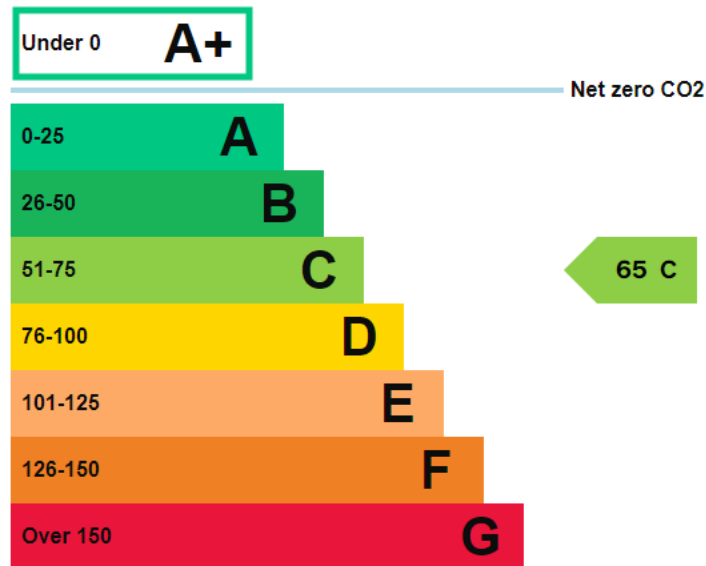
**RENT:** £21,500 p.a.x.

**SERVICE CHARGE:** TBC

**RATES PAYABLE:** Approx £10,045 p.a.

**EPC RATING:** **Energy rating and score**

This property's current energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

**REFERENCES:** Land Commercial Ltd charges a fee of £250.00 plus VAT at the prevailing rate for taking up references upon the proposed tenants. This fee is non-refundable after references have been taken up, whether or not they are accepted by the Landlord.

**ANTI MONEY LAUNDERING** Due to the recent changes in the Anti money laundering regulations it is now standard procedure to undertake a Personal and Company and general AML checks.

Please note this is taken up for both landlord and tenant and any other entity that as a relationship with the property.

**LEGAL COSTS:** To be paid by the ingoing tenant.

**V.A.T.**

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989. We would advise all interested parties to consult their professional advisors as to their liabilities if any, in this direction.

**VIEWING:**

**LAND COMMERCIAL LTD**  
**020 8498 8080**

*IT IS THE RESPONSIBILITY OF ANY INTERESTED PARTY TO FULLY CLARIFY FLOOR AREAS, PLANNING USE AND WHETHER THEIR PROPOSED USE IS SUITABLE. THESE MARKETING DETAILS ARE FOR INDICATION PURPOSES ONLY AND COMPLETED BASED UPON THE INFORMATION GIVEN AND ISN'T ALWAYS CORRECT. NO EQUIPMENT OR UTILITIES HAVE BEEN TESTED BY US AND SHOULD BE CHECKED BY THE INTERESTED PARTY PRIOR TO COMPLETION. ALL FEATURES LISTED AT THE TIME OF MARKETING ARE SUBJECT TO CHANGE AND DO NOT FORM PART OF THE CONTRACT.*