

SHOP TO LET

49 Perth Road
Gants Hill
Ilford IG2 6BX

- Excellent Transport Links – Gants Hill Underground Station (Central Line) Opposite
- Commercial unit suitable for a variety of Class E uses
- Good passing trade and footfall





Tea Breaks

Tea Breaks
Moments to Refresh



DIAP FLAVOURS

EMPIRE KITC

FLOORMASTERS

MAMA'S

Pizza GOGO

Kanshani

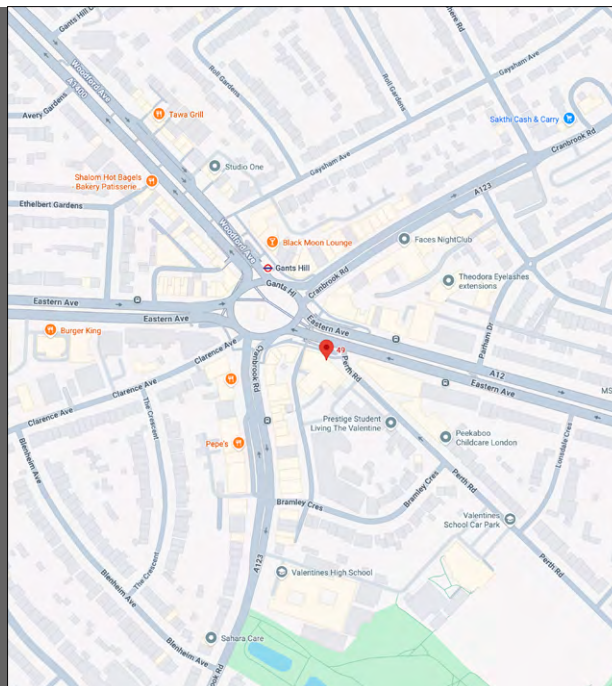


LOCATION

The property is located on Perth Road at the Gants Hill roundabout by Gants Hill Underground Station. Gants Hill is a busy and well-established commercial area within the London Borough of Redbridge, situated to the North of Ilford.

The location benefits from excellent road connectivity, Gants Hill roundabout linking directly to the A406 North Circular via the A12, providing convenient access towards the M11 and M25 motorways.

The surrounding area is densely populated and well served by a range of local amenities, including schools, independent retail outlets, restaurants, cafes, and other established businesses.



DESCRIPTION

The subject property comprises a ground floor lock up shop situated in a much larger building. The accommodation is arranged as a class E retail unit.

The premises benefit from a predominantly open-plan layout, offering flexible accommodation suitable for a variety of commercial uses with ancillary WC facilities at the rear, with rear access available for convenient loading and unloading.

The property benefits from electricity and water connections.

LEASE

A new lease is being offered direct from the Landlord on a term to be agreed within the Security of Tenure provisions of Part 2 of the Landlord and Tenant Act 1954 (as amended)

SERVICE CHARGE

The property has a service charge of £408.54

VAT

The property is opted for VAT and VAT will be charged on rents

EPC

Rating C

Price

Our clients are seeking a rent of £25,000 per annum.

Floor Area

Ground Floor:	737 sq ft	68.46 sq m
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VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Agent:
James Bacon
Mob: 07501 598 981
Email: james@murraycommercial.co.uk