



393 Eastern Avenue, Ilford, IG2 6LR

Excellent Commercial Unit in a Busy Sought after location within
Gants Hill, Essex

- Commercial area with Busy footfall and passing trade
- closeby to several retail business nearby
- Several bus routes and road connections, Ilford, Stratford & Romford
- Excellent Rail transport links - Gants Hill Underground Station (Central Line)
- Commercial unit suitable for a variety of Class E uses subject to planning or current sui generis uses.

Interested?

Request more information.

020 8221 9610

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Summary

Available Size	1,316 sq ft
Rent	£28,500 per annum
Rates Payable	£12,475 per annum
Rateable Value	£25,000
EPC Rating	Upon enquiry

Description

The subject property comprises a ground-floor lock-up shop situated within a prominent four-storey building. The accommodation is arranged as a Class E commercial unit and was formerly occupied by William Hill betting shop, providing an established retail presence within the area.

The premises benefit from a predominantly open-plan layout, offering flexible accommodation suitable for a variety of retail, office, leisure, or other commercial uses subject to the necessary consents. Ancillary WC facilities are located to the rear of the property, with rear access available for convenient loading and unloading.

The property further benefits from mains gas, electricity, and water connections, making it readily adaptable for occupier requirements.

Location

The property is prominently located on the north side of Eastern Avenue, just off Gants Hill Roundabout and within close proximity to Gants Hill Underground Station. Gants Hill is a well-established and busy commercial area within the London Borough of Redbridge, situated to the North of Ilford.

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

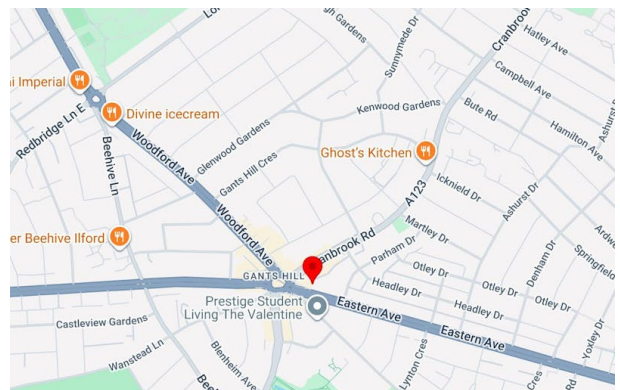
The surrounding area is densely populated and well served by a range of local amenities, including schools, independent retail outlets, restaurants, cafés, and other established businesses.

Legal cost

Each party to bear their own legal costs in the transaction with the incoming tenant required to provide an undertaking for abortive costs should they withdraw from the transaction after having agreed terms.

Terms

A new FRI lease directly from the landlord will be available for a term to be agreed.



Viewing & Further Information

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