

TO LET

Dobbin & Sullivan
Chartered Surveyors, Est 1991

41 & 49 PERTH ROAD, ILFORD, ESSEX, IG2 6BX

634 to 822 sq ft (up to 76.37 sq m)



- A1 Retail & A3 Restaurant use available
- Busy trading location
- Rear loading bay
- Excellent transport links

Chartered Surveyors
& Commercial Property
Consultants

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Summary

Two prominent retail units on Gants Hill roundabout

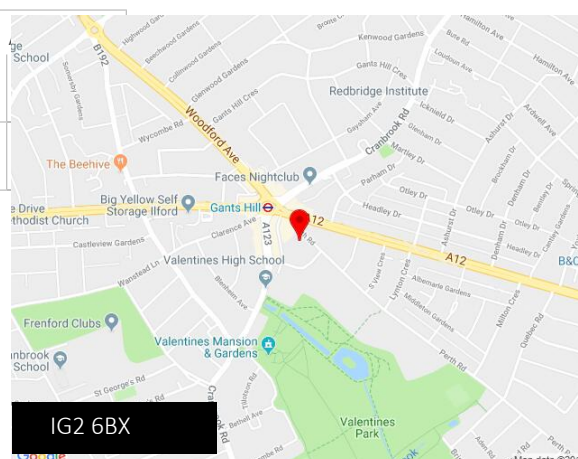
Location

The two retail units are located on Perth Road overlooking the Gants Hill roundabout, a major intersection on the A12. The Gants Hill roundabout lies approximately 0.9 miles from the junction with the A406 providing easy access to the M11. Gants Hill tube station is within 100 metres of both units and provides links on the Central Line into London and Essex. There are multiple local bus routes running in the area.



Availability

Description	Size	Rent	Business Rates
Unit 41	822 sq ft	£22,500 per annum exclusive	£7,042 per annum
Unit 49	634 sq ft	£20,000 per annum exclusive	£6,287.50 per annum



Description

Unit 41 is a retail unit benefiting from an A3 restaurant use class with tiled floors and spot lighting in the customer area. The property has a commercial kitchen to the rear and seating for approximately 30 customers.

Unit 49 is a small unit with A1 or A2 use directly overlooking one of the entrances to Gants Hill underground station. Currently it is divided into several smaller office spaces with suspended ceiling and a small kitchen to the rear.

Both units have WCs to the rear of the retail space and access from the rear loading bay.

Lease

A new full repairing and insuring lease for a term to be agreed.

Legal Costs

Each party to bear their own legal costs incurred in this transaction. The prospective tenant is required to give an undertaking through their solicitors prior to the commencement of legal formalities for any abortive legal costs should they withdraw from the transaction.

Viewing

Strictly by appointment only through the sole agent, Dobbin and Sullivan.

Rent

From £20,000 per annum exclusive

Business Rates

Unit 49: Rates payable approximately £6,287.50 per annum, Unit 41: Rates payable approximately £7,042 per annum. We recommend that you make your own enquiries to the London Borough of Redbridge

Energy Performance Rating

Available on request

Contacts & Enquiries

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