



CLARKE  
HILLYER  
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

£30,000 PER ANNUM

- Ground floor lock-up shop
- Suitable for a variety of users
- Totalling approx 1,406 sq ft
- Less than 0.4 miles (644 m) from Gants Hill Station
- Includes forecourt
- Cranbrook Road location
- New lease
- Rear access
- 2 toilets included

CONTACT: 020 8501 9220  
loughton@clarkehillyer.co.uk  
www.clarkehillyer.co.uk

568 CRANBROOK ROAD, ILFORD, ESSEX, IG2 6RE



Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.

COMMERCIAL

INCORPORATING...

brian **dadd** commercial

TO LET

£30,000 PER ANNUM

#### Location

The property is situated on Cranbrook Road in Gants Hill, Essex, which is a mixed commercial and residential location. The commercial section of Cranbrook Road comprises a variety of independent businesses as well as several multiple operators such as Tesco, Sainsburys and Iceland. The closest train stations are Gants Hill, Newbury Park, Barkingside (all Central Line) and Ilford (which is on the Elizabeth Line and provides a regular services to Central London). The area is served by local buses. Access to the motorway network is via Junction 4 of the M11.

#### Description

Comprising a ground floor lock-up shop which was occupied by a beauty salon for many years. The sales area has been divided into treatment rooms but these partitions may be removed to create an open-plan space. At the front of the shop is a forecourt which would be demised to the new tenant. To the rear of the shop is a kitchenette, 2 toilet facilities and a secured lean-to with rear access. The premises would be suitable for a variety of uses and are more particularly described as follows:

Sales area: 911 sq ft (84.6 sq m).  
Kitchenette: 130 sq ft (12.1 sq m).  
Lean-to: 365 sq ft (33.9 sq m).  
Total: 1,406 sq ft (130.6 sq m).

Forecourt included

Toilet facilities included.

All measurements quoted are approximate only.

#### Terms

The premises are available by way of a new full repairing and insuring lease, on terms to be agreed, at a rent of £30,000 per annum.

#### Business Rates

Redbridge Council have informed us of the following:

2026 Rateable Value: £16,750

2026/27 Retail, Hospitality & Leisure UBR: 0.382 P/£

2026/27 Rates Payable: £6,398.50

Interested parties are advised to contact the local authority to ascertain current rate liability.

#### Legal Costs

To be met by the ingoing tenant.

#### Viewings

Strictly via sole agents, Clarke Hillyer on 0208 501 9220.

#### EPC

The premises have an Energy Performance Certificate rating of C.





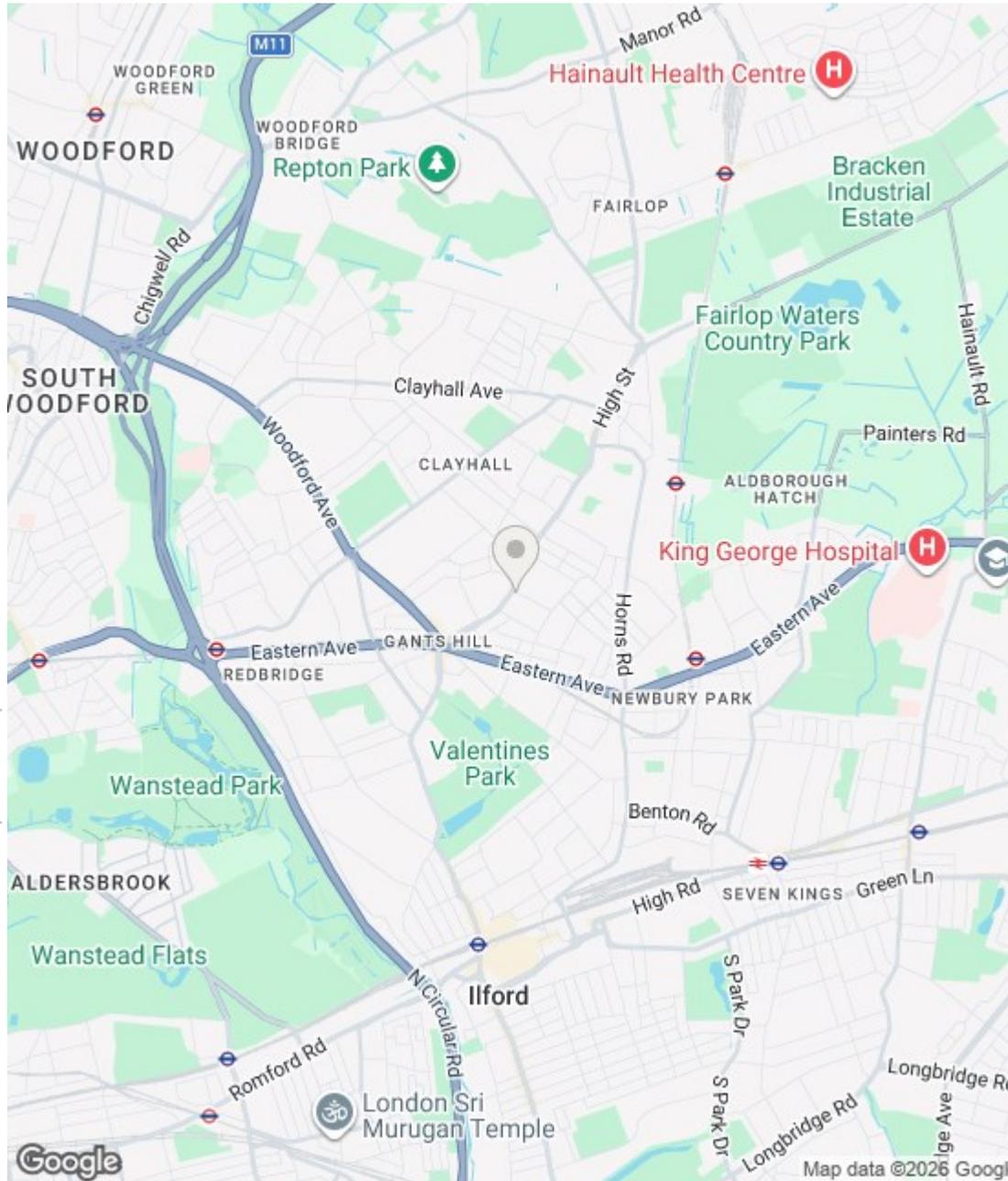
**CLARKE  
HILLYER**  
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

£30,000 PER ANNUM



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	75	84
	EU Directive 2002/91/EC	

COMMERCIAL

CONTACT: 020 8501 9220  
loughton@clarkhillyer.co.uk  
www.clarkhillyer.co.uk

Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.



CLARKE  
HILLYER  
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

£30,000 PER ANNUM



CONTACT: 020 8501 9220  
loughton@clarkehillyer.co.uk  
www.clarkehillyer.co.uk

Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.