Bennett Phillips Luton

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- COMMERCIAL PROPERTY AGENTS
- SURVEYORS
- MANAGING AGENTS
- RETAIL
- OFFICE SPACE
- INDUSTRIAL
- INVESTMENT PROPERTY

Whilst we at Bennett Philips Luton 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.



Modern surgery premises suitable for the same or other medical related uses including a Veterinary practice.

Approx 450sq ft (41.8sq m).
To Let

635b Cranbrook Road,
Gants Hill, IG2 6SX

- 2 demised parking spaces
- Wall mounted electric heaters
- Carpeted & vinyl floor coverings
- Inset spot lighting
- Double glazed







Location.
The property is situated immediately at the junction with Shere Road, within a few minutes' walk of Gants Hill Central Line underground station & the many retail & food offerings located in the immediate vicinity. Gants Hill Library & a large public pay & display car park are immediately opposite. Numerous bus routes pass through Gants Hill with destinations including but not limited to Ilford Town Centre, Walthamstow, Romford, Wood Green, Loughton, Goodmayes & Debden.The area is well served by the local & national road network via the (A12/A13/A406), (M11 & M25).

Accommodation.
Comprising part of the ground floor of a two-storey building which has historically been used for medical purposes. The space in question has self-contained ground floor access over a forecourt which can accommodate 2 cars. Internally, as currently laid out, there are 3 rooms, one of which has a sink & kitchen units, a waiting area and a WC / shower room. The total area excluding the WC / shower room is 450sq ft (41.8sq m).

Lease.
A new FRI Lease is to be made available for a term to be agreed subject to periodic upward only rent reviews. The lease will be granted outside the Landlord & Tenant Act.

Rent.
£15,000pax paid monthly in advance. We understand VAT is not applicable.

Planning.
We believe the property falls within Class E use which includes, clinics, health centres, creches, day nurseries, day centres gymnasiums, fitness centres and office use. Prospective tenants are advised to make their own enquiries.

Business Rates.
According to the Valuation Office Agency website www.voa.gov.uk website, the Rateable Value is £8,900. We believe the property will be exempt from business rates in the event the tenant qualifies for Business Rate Relief however, interested parties are advised to make their own enquiries to the Local Authority to verify whether they are entitled to full or part relief.

POSSESSION:
Immediate upon completion of legalities.

LEGAL COSTS:
The ingoing tenant to contribute an amount towards the Landlords reasonable legal costs borne in this transaction.

ADMINISTRATIVE FEE:
Upon terms being agreed and prior to Solicitor's being instructed, the prospective tenant or purchaser is to pay an administrative fee of £500 plus VAT to Bennett Phillips Luton. This fee will cover all associated administrative costs including any referencing fees incurred. In the event that the Landlord or Vendor withdraws from the transaction once solicitors are instructed, 50% of the fee will be refunded.

VIEWING:
Strictly by prior appointment through sole agents Bennett Phillips Luton - 020 8501 3000 contact: Simon Phillips at simon.phillips@bennettphillips.com or Harley Phillips at harley@bennettphillips.com

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GDPR General Regulations (GDPR) - As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.
Money Laundering Regulations Identity Checks/AML - The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.