020 8501 3000
bennettphillips.com
enquiries@bennettphillips.com



MODERN SURGERY PREMISES SUITABLE FOR THE SAME OR OTHER MEDICAL RELATED USES INCLUDING A VETINARY PRACTICE

APPROX 450 sq.ft (41.8m^2)

TO LET

635B CRANBROOK ROAD, GANTS HILL IG2 6SX

Available

- 2 Demised Parking Spaces
- Wall Mounted Electric Heater
- Carpeted & Vinyl Floor Coverings
- Inset Spot Lighting
- Double Glazed

RENT	TENURE	PROPERTY TYPE	AREA	POSTCODE
£15,000 pax	Leasehold	Class E	Gants Hill	IG2 6SX

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.

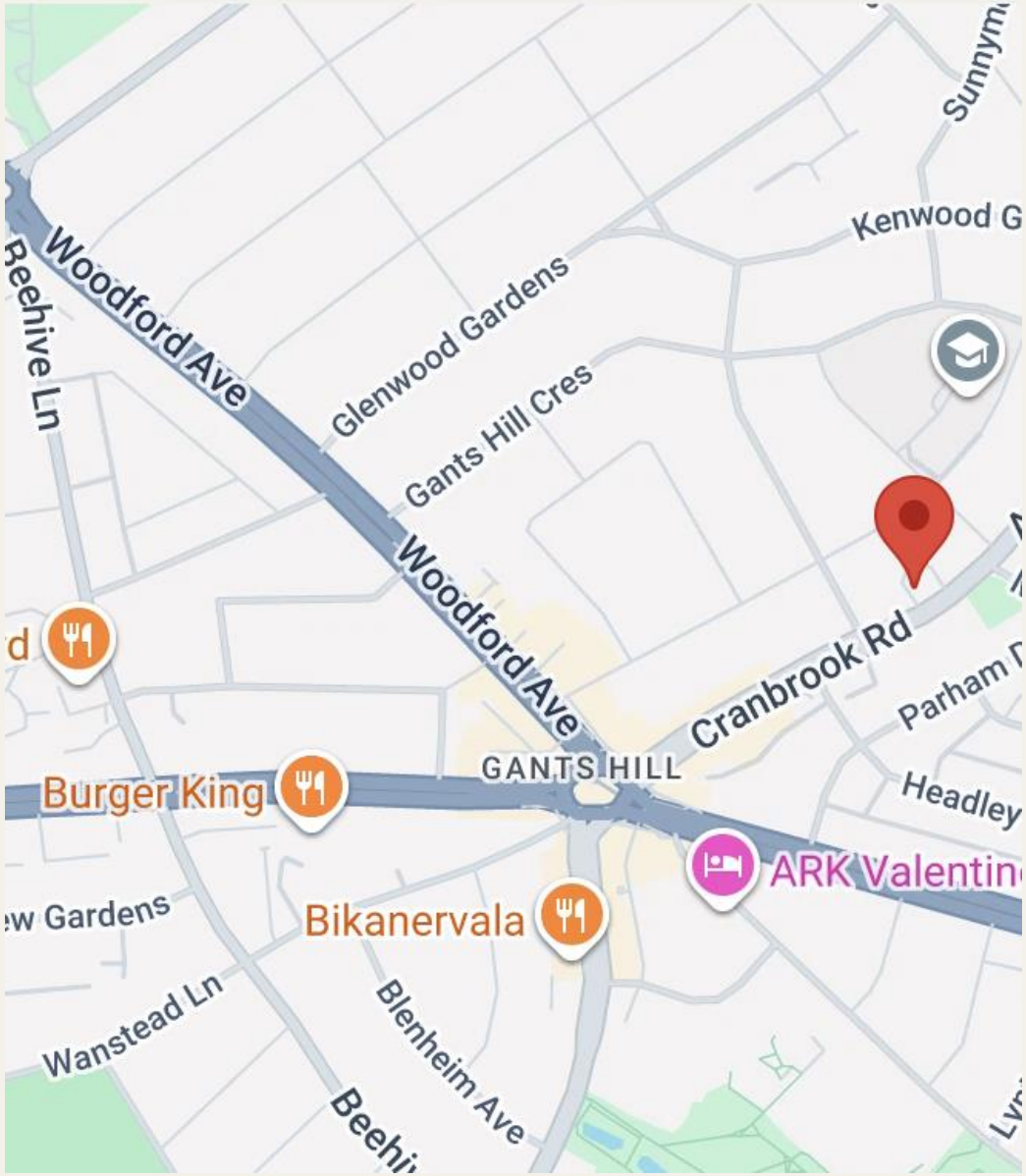
Administrative Fee
Upon terms being agreed and prior to Solicitor's being instructed, the prospective tenant or purchaser is to pay an administrative fee of £500 plus VAT to Bennett Phillips Luton. This fee will cover all associated administrative costs including any referencing fees incurred. In the 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 | 020 8501 3000 | Contact Taylor Phillips at taylor@bennettphillips.com

RENT
£775PCM
VAT IS APPLICABLE







Bennett Phillips for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

1) The particulars are set out as a guide for intending purchasers or lessors and do not constitute part of any offer or contract;
2) All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them;
3) No person in the employment of Bennett Phillips or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property;
4) All rents and prices are quoted exclusive of VAT.

GDPR & AML

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.

BPL Estates Ltd T/A Bennett Phillips.
Registered in England, company number 07523221.
Registered office: Create Business Hub, Ground Floor, 5 Rayleigh Road, Hutton, Brentwood, Essex, CM13 1AB

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The Property Ombudsman