

Highly Prominent Corner Car Sales Showroom

TO LET

New Lease Available
Office/Store/Kitchen Area
Forecourt & Side Areas
Large Rear Yard

Very Busy Location
Excellent Traffic Flow
Flexible Terms

Asking Rent £30,000 pax

710 Eastern Avenue, Newbury
Park, Ilford IG2 6PF



Location:

Situated in a suburban area of Ilford, located within the London Borough of Redbridge. The location is characterized by a mix of residential and commercial properties, providing a convenient urban lifestyle.

Positioned at the junction of Cranley Drive & Eastern Avenue (A12) this major road connects various parts of Ilford, making it easily accessible by public transport, including buses and nearby Newbury Park Underground Station on the Central Line. The area is known for its proximity to local amenities such as shops, schools, and parks.

Description:

The property consists of a prominent corner unit used for Car sales offering good-sized front and rear areas for car displays, WC & kitchenette facilities in excellent condition.

Ground Floor

Office	318.07 sq. ft	29.55 m2
Store	138.64 sq. ft	12.88 m2
Kitchen	65.88 sq. ft	6.12 m2
WC	18.30 sq. ft	1.7 m2
Total	540.89 sq. ft	50.25 m2
Front Forecourt	528.62 sq. ft	49.11 m2
Side Parking Area	207.74 sq. ft	19.30 m2
Rear Parking Yard	1804.35 sq. ft	167.63 m2

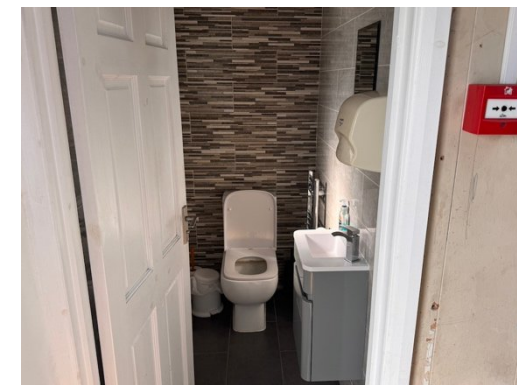
Tenure:

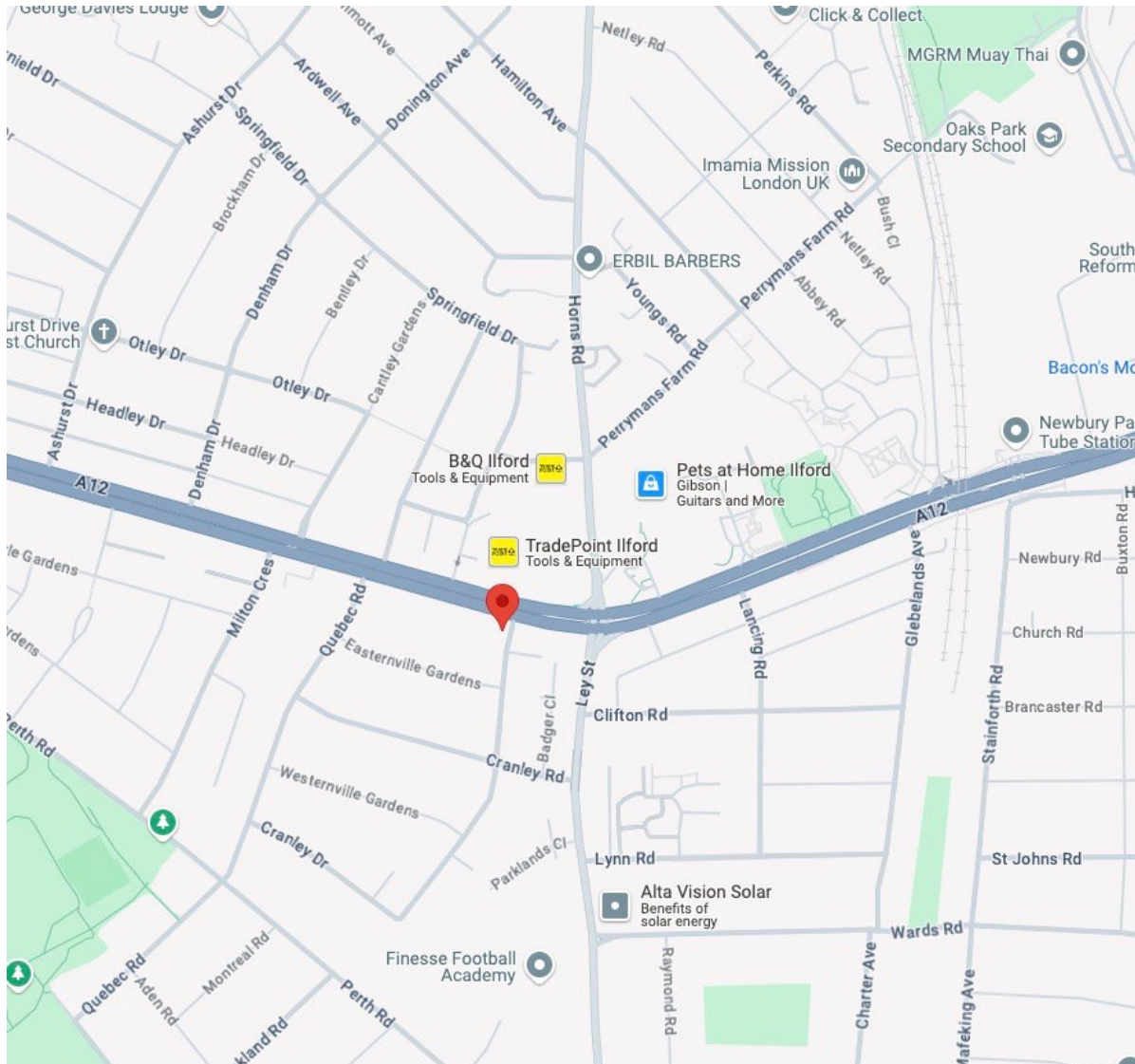
The property is available on a brand-new FRI lease, subject to agreement and will be upward only open market rent reviews.

Rent:

Rental offers in the region of **£30,000** pax subject to contract.







Connaught House, Broomhill Road, Woodford Green IG8 0XR Tel: 020 8506 9900

Rates

Rateable Value	£13,000
Rates payable:	£6,487

Legal Costs

The ingoing tenant is expected to pay towards the landlord legal costs of £1500 + VAT

Reference & Credit Checks

A charge of £350 + VAT may be payable for taking up references on behalf of proposed tenants, this fee is non-refundable after the references have been taken up, whether or not the Landlord accepts them.

Holding Deposit

Tenants wishing to secure this property may be required to pay a holding deposit to Countrywide Commercial of £2000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proven or the tenant's references, AML, and Credit checks are not acceptable to the landlord. This deposit is held in our client's account until completion.

EPC

Available Upon Request

Viewing

Strictly by Appointment only

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