

395, 397 & 397A Eastern Avenue, Gants Hill, IG2 6LR

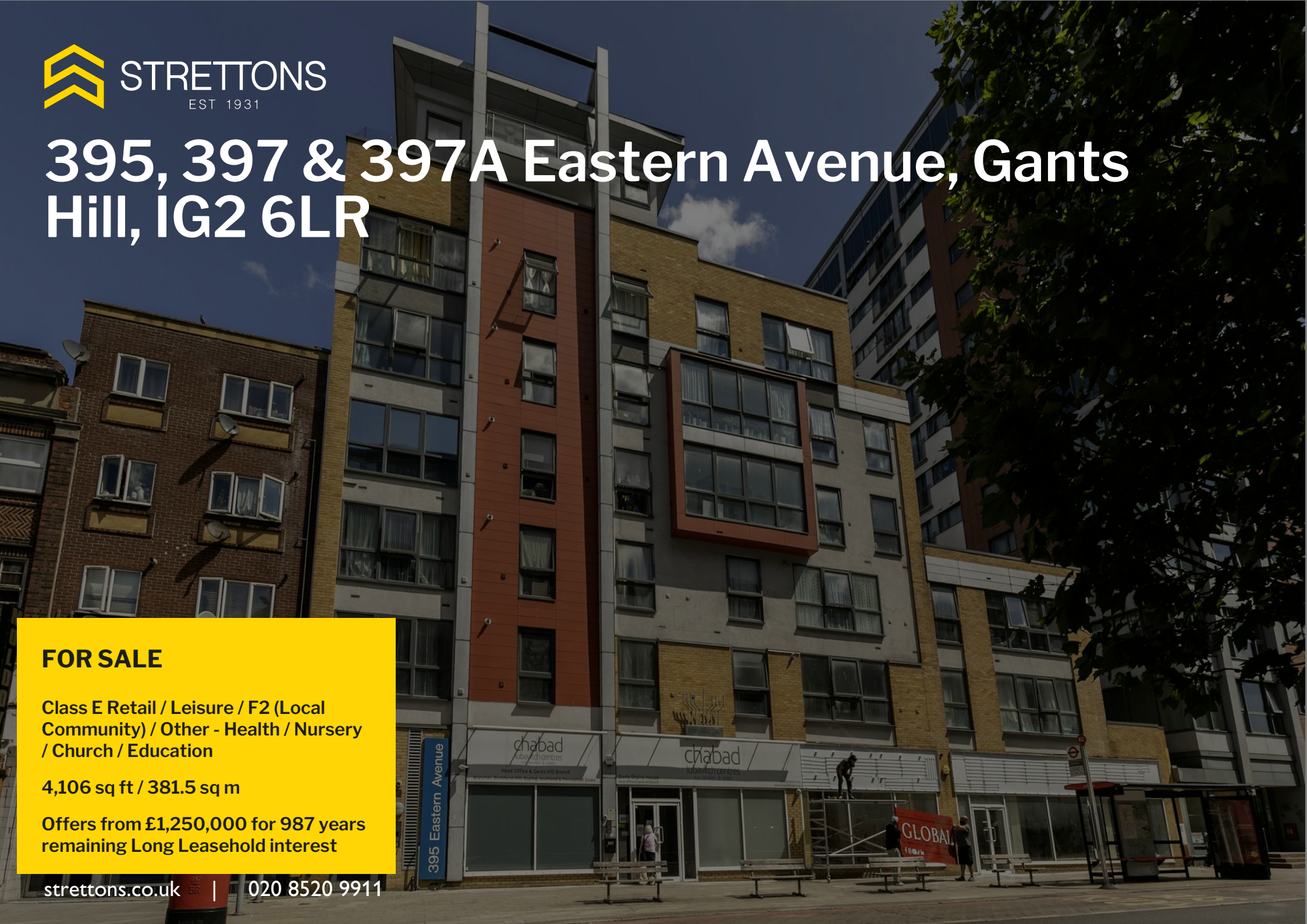
FOR SALE

Class E Retail / Leisure / F2 (Local Community) / Other - Health / Nursery / Church / Education

4,106 sq ft / 381.5 sq m

Offers from £1,250,000 for 987 years remaining Long Leasehold interest

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Two adjoining commercial units in a highly prominent location close to Gants Hill station, part let and income producing.



- Virtual Freehold / Long Leasehold of 999 years from 2013
- Part let to estate agent on 20 year lease, producing £33,000pax, and subject to 5 yearly upward only reviews
- Long lease includes rear car park
- Extensive frontage on A12
- Good decorative order throughout
- 1 minute walk away from Gants Hill (Central Line) Station



Description

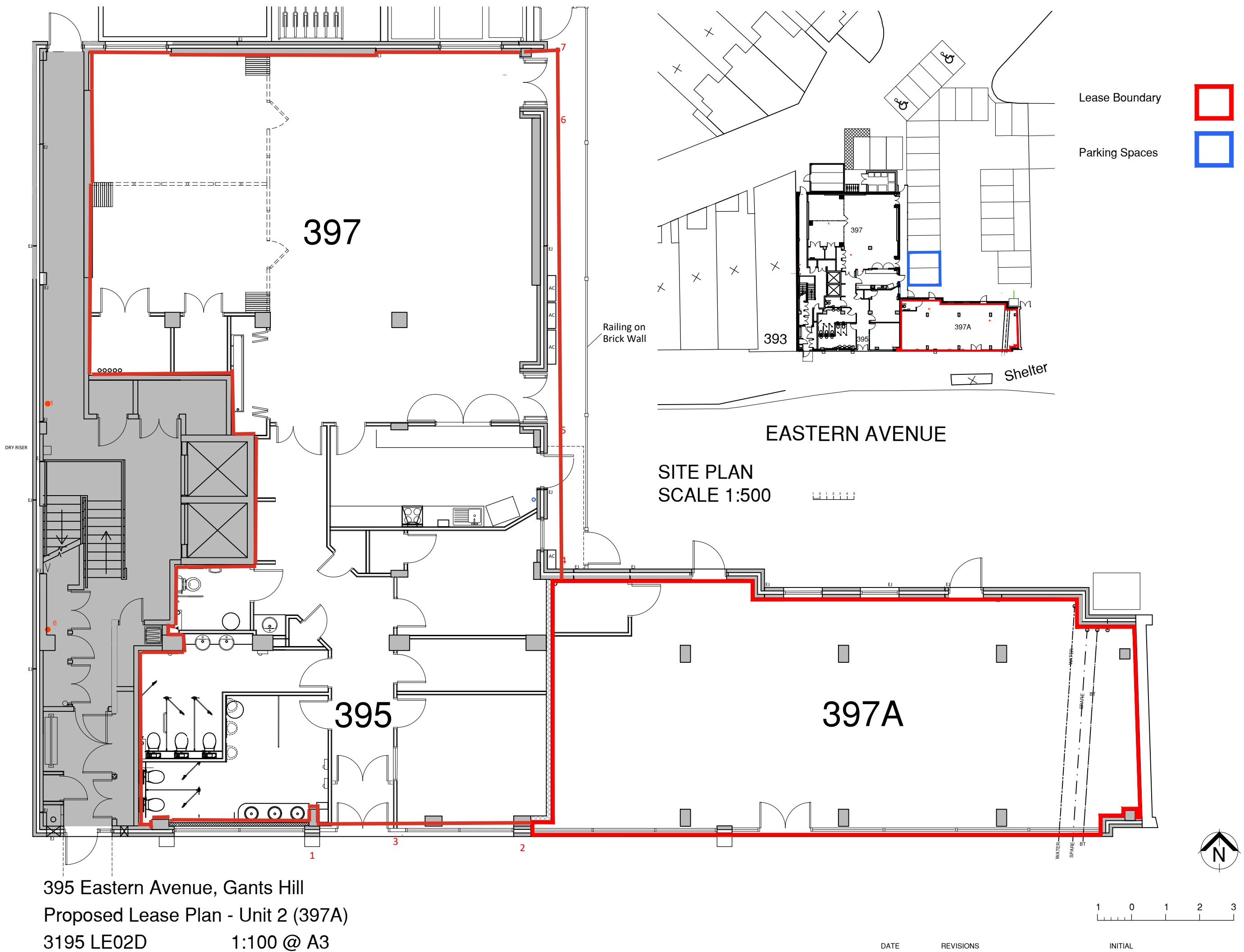
Two adjoining commercial units, offered part vacant part let and income producing, suited to both occupier purchasers and investors alike. The space comprises two demises of mostly open plan accommodate, plus a rear car park. The units are in good repairing condition, with the vacant space ready for occupation. 397a is let on a 20 year lease (with tenant break option at the end of year 3), inside the act, at a sum of £33,000pax and subject to 5 year upward only reviews. To the rear of the units, there is a secure gated car park.

Location

Located in a prominent position, within short walk of Gants Hill roundabout & Central Line Tube. This connection provides frequent Central Line services to Stratford (12 mins), Liverpool Street and the West End. Gants Hill Roundabout give convenient access to the A12 and A406 North Circular Road, connecting East London and Essex with North London and Hertfordshire. The immediate area is a recognised commercial district with notable occupiers including Sainsbury's Local, Pizza Go Go, Domino's and Tesco Express.







Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Rates payable	Service charge	EPC	Availability
Ground - 397	2,808	260.87	-	n/a	On Application	B (27)	Available
Ground - 397a	1,298	120.59	£33,000 /annum	£22,616.25 /annum	On Application	A (21)	Let

Tenure

Virtual freehold

for 987 years remaining Long Leasehold interest

EPC

B (27)

VAT

Applicable

Configuration

Fitted

Contacts

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