



To let

Retail Unit

Shop 3, Gants Hill Station, IG2 6UD



Gants Hill tube station is a London Underground station in Gants Hill, in the London Borough of Redbridge. It is served by the Central Line and is in Zone 4.

The area is mostly residential with a selection of retail outlets, a wide variety of restaurants, pubs, bars and a hotel. Valentines Park is located between Gants Hill and nearby Ilford.

Zone 4

London Underground station

4.8 million

Annual Station Footfall



Description:

The unit is located in a visible close to the entrance/exit to the Central Line. The unit has a simple configuration and will be handed over in good condition. The unit is secured by an electric shutter.

Unit Size:

Ground 71 sq ft (6.61 sq m)

Services:

Power Only

Usage:

Retail – Planning E consent

Lease:

5-year lease, contracted outside the Landlord & Tenant Act. Annual RPI +1% for the rent review applicable. Service charge payable.

Rent:

The rent payable to be an agreed base rent or an agreed percentage of gross turnover, whichever is the higher and will be net of VAT and exclusive of rates.

Rates:

Interested parties are advised to contact the VOA directly for more information.

Legal Costs:

Each party is to be responsible for their own legal costs.

Offers:

Interested parties will be expected to provide a full business case with financials.

ALL ENQUIRIES:

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