

Ilford **58 Cranbrook Road,** **Essex** **IG1 4NF and** **Flats 9A, 9B and 9C** **Heron Mews,** **Essex** **IG1 4NW**

- **A Freehold Mid Terrace Building**
- Arranged to provide a Retail Unit with Double Storey Loading/Garage Area to rear and Three Self-Contained Flats
- Retail Unit and Loading/Garage area subject to a Commercial Lease
- Three Flats Vacant
- Current Rent Reserved

£36,000 per annum
from Retail Unit and
Loading/Garage Area
with Three Flats Vacant



To View

Please call the joint agent.

Seller's Solicitor

Messrs Taylor Rose TTKW
 (Ref: Adrian Wilkinson).
 Tel: 01733 333333.
 Email: adrian.wilkinson@taylor-rose.co.uk

Joint Agent

Messrs Falconer and Co (Ref: Mr Ian Green).
 Tel: 0208 472 2870.
 Email: sales@falconerandco.co.uk

INVESTMENT/VACANT – **Freehold Building**



Tenure

Freehold.

Location

The property is located on the east side of Cranbrook Road, just to the north of its junction with York Road. Local shops and amenities are available along Cranbrook Road, with the further and more extensive facilities of Exchange Ilford shopping centre being available within 5 minutes' walk. Ilford Rail Station is very close by and provides a regular and direct service to London Liverpool Street Station in approximately 18 minutes. The open spaces of Valentines Park are within easy walking distance to the north.

Description

The property comprises a mid terrace building arranged over ground, first and second floors beneath a pitched roof. The property is internally arranged to provide a retail unit, three self-contained flats and a two storey loading/garage area to the rear.

Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below.

Unit/Flat	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.a.
Retail Unit	Basement and Ground	Shop Frontage 5.54 m (18' 2") Shop Depth 22.55 m (73' 11") Loading/Garage Area	The property is subject to a Commercial FR & I Lease for a term of 15 years from 29th January 2001 (holding over)	£36,000 p.a.
Flat A	First	Reception Room/Kitchen, Bedroom, Shower Room	Vacant	–
Flat B	First	Reception Room, Bedroom, Kitchen, Bathroom	Vacant	–
Flat C	Second	Reception Room, Bedroom, Kitchen, Bathroom	Vacant	–

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.

