



CLARKE
HILLYER
EST 1885

INCORPORATING...

brian **dadd** commercial

FOR SALE

£475,000

- Freehold former dental surgery
- Totalling approx 847 sq ft
- Suitable for a variety of uses
- Development potential (STPP)
- Forecourt parking
- Rear garden
- Excellent transport links

FORMER DENTAL SURGERY, 617 CRANBROOK ROAD,
GANTS HILL, ILFORD, ESSEX, IG2 6SU



Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.

CONTACT: 020 8501 9220
loughton@clarkehillyer.co.uk
www.clarkehillyer.co.uk

COMMERCIAL

Location

The property is situated on Cranbrook Road in Gants Hill, Essex, which is a mixed commercial and residential location. The commercial section of Cranbrook Road comprises a variety of independent businesses as well as several multiple operators such as Kwik Fit, Tesco, Sainsburys and Iceland. The closest train stations are Gants Hill, Newbury Park, Barkingside (all Central Line) and Ilford (which is on the Elizabeth Line and provides a regular services to Central London). The area is served by local buses. Access to the motorway network is via Junction 4 of the M11.

Description

Comprising a 2-storey semi-detached building which was previously used as a dental practice for many years. The property benefits from forecourt parking and a rear garden. The premises would be suitable for a variety of uses and may also be suitable for redevelopment and/or reconfiguration, subject to gaining the necessary consents. The accommodation is more particularly described as follows:

Ground floor:

Waiting room: 115 sq ft (10.7 sq m).

Surgery 1: 102 sq ft (9.5 sq m).

Surgery 2: 168 sq ft (15.6 sq m).

Bathroom 1: 32 sq ft (3 sq m).

First floor:

Room 1: 118 sq ft (11 sq m).

Room 2: 104 sq ft (9.7 sq m).

Room 3: 173 sq ft (16 sq m).

Bathroom 2: 35 sq ft (3.3 sq m).

Total: 847 sq ft (78.7 sq m).

Forecourt parking.

Rear garden.

All areas quoted are approximate only.

Terms

The freehold is available, with vacant possession, for £475,000. The property is to be sold as seen.

Business Rates

Redbridge Council have advised us of the following:

2023 Rateable Value: £13,500

2024/25 UBR: £0.499

2024/25 Rates Payable: £6,736.50

Interested parties may benefit from Small Business Relief and are advised to contact the Local Authority to ascertain current rate liability.

Viewings

Strictly via sole agents Clarke Hillyer, tel 020 8501 9220.

EPC

The premises have an Energy Performance Certificate rating of E.





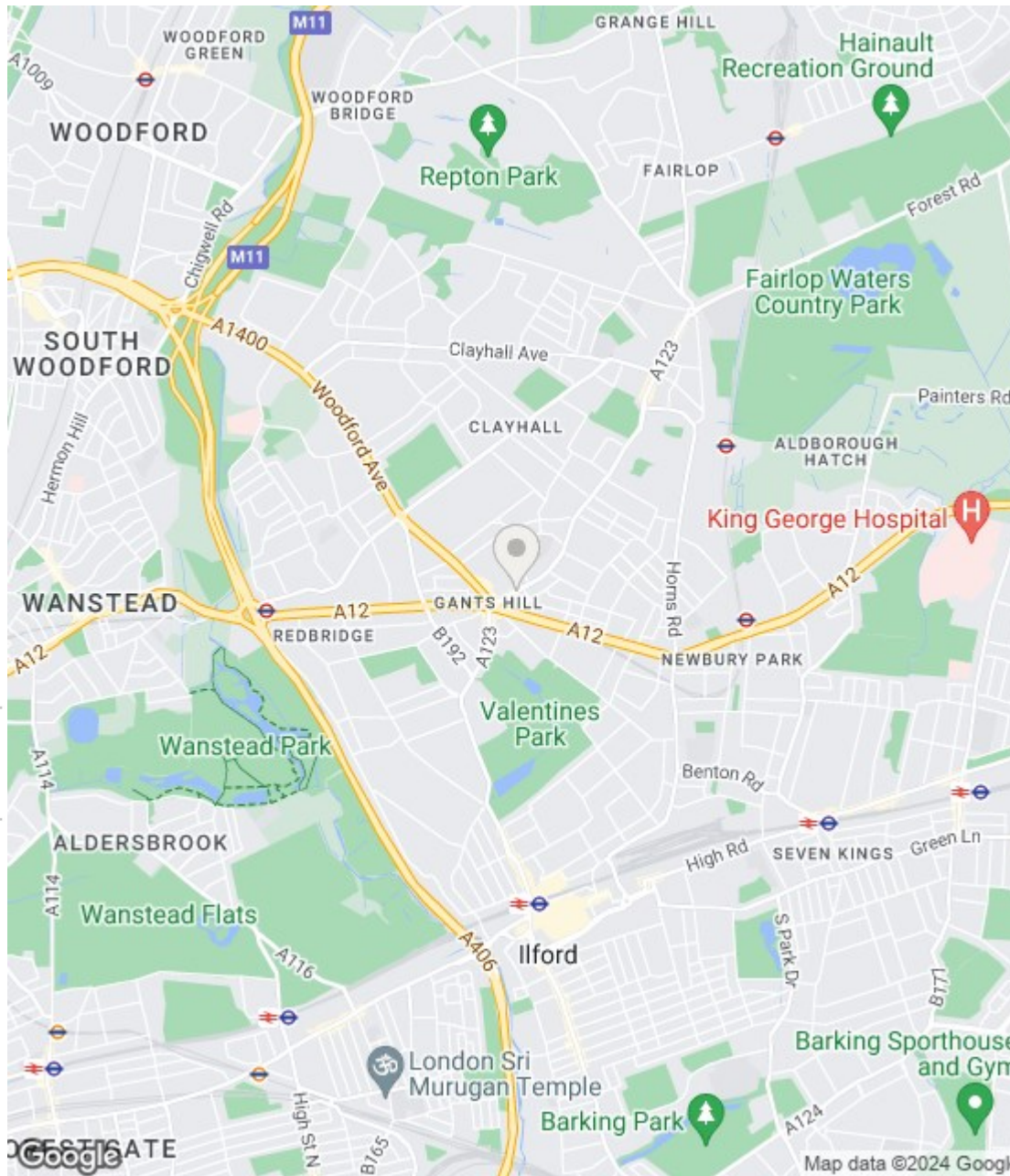
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	39
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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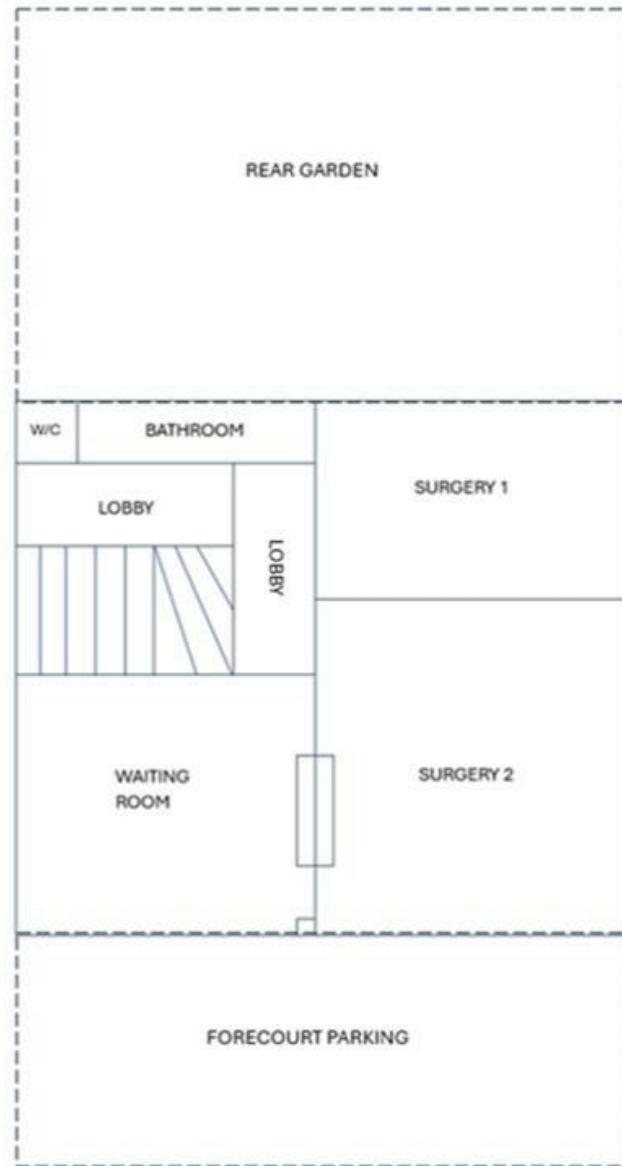
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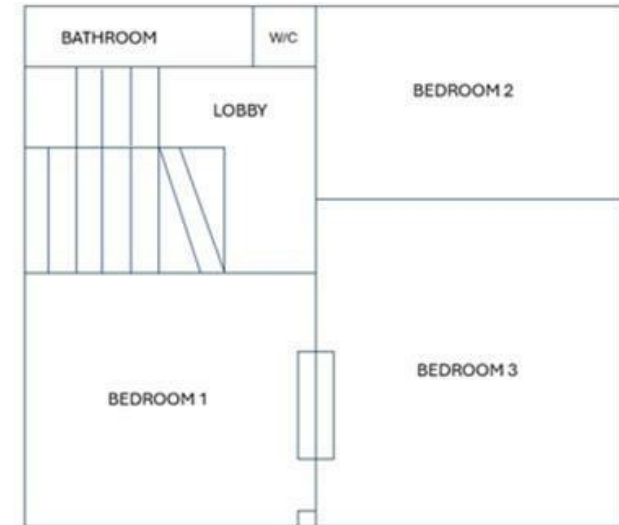
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GROUND FLOOR



FIRST FLOOR

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