

**39 PERTH ROAD
GANTS HILL, ILFORD IG2 6BX**

OIEO £650,000 Freehold



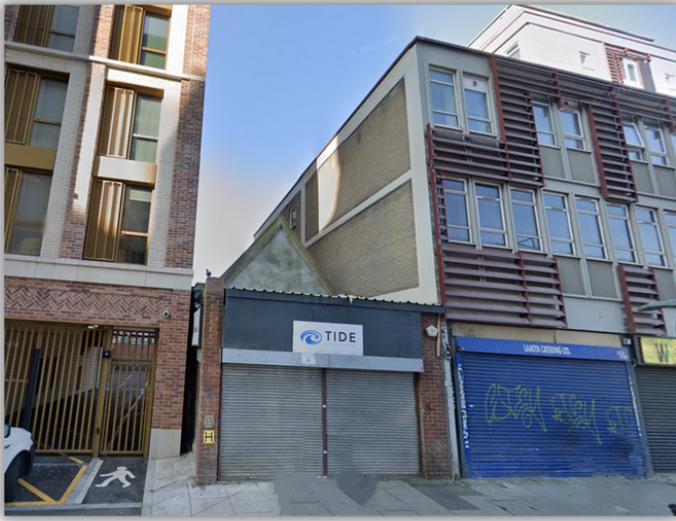
CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8545 0591

www.csj.eu.com

investments@csj.eu.com



DESCRIPTION

Existing single storey brick built commercial building with part pitched and part flat roof

Plot size: 113 sqm

LOCATION

The area is mostly residential with a selection of retail outlets and a wide variety of restaurants, pubs and bars.

The property is situated adjacent to Gants Hill, train station (Central Line), at the end of a parade of retail units at the juncture of Gants Hill roundabout that provides access to London or Essex via the Eastern Avenue A12 and the Woodford Avenue A1400.

The development is also situated within close proximity to Valentines Park which is the largest green space in Redbridge.

PLANNING

Planning granted for demolition of existing buildings and construction of a 9 storey building containing 8 x one bedroom residential flats.

TERMS

Offers over £650,000 Freehold

Be advised there is a CIL liability of circa £125,000

DATA ROOM

Further information and plans can be found in our data room [HERE](#)

Password: perth1

THE SMALL PRINT

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