



# TO LET – RETAIL UNIT

## GRANGE HILL STATION, IG7 5QB

### To Let:

- Retail unit outside Grange Hill Station.
- It benefits from glass frontage at the front and its own entrance.
- Simple configuration.
- Prominent frontage.

### Location:

Grange Hill is a London Underground station on the Central line which lies in the parish of Chigwell in the Epping Forest district of Essex. The boundary with the London Borough of Redbridge is immediately to the east of the station buildings. The station is between Hainault tube station and Chigwell tube station. The station is travelcard Zone 4, footfall is currently 370,000.

## London Underground

Central Line.

Zone 4

# 370,000

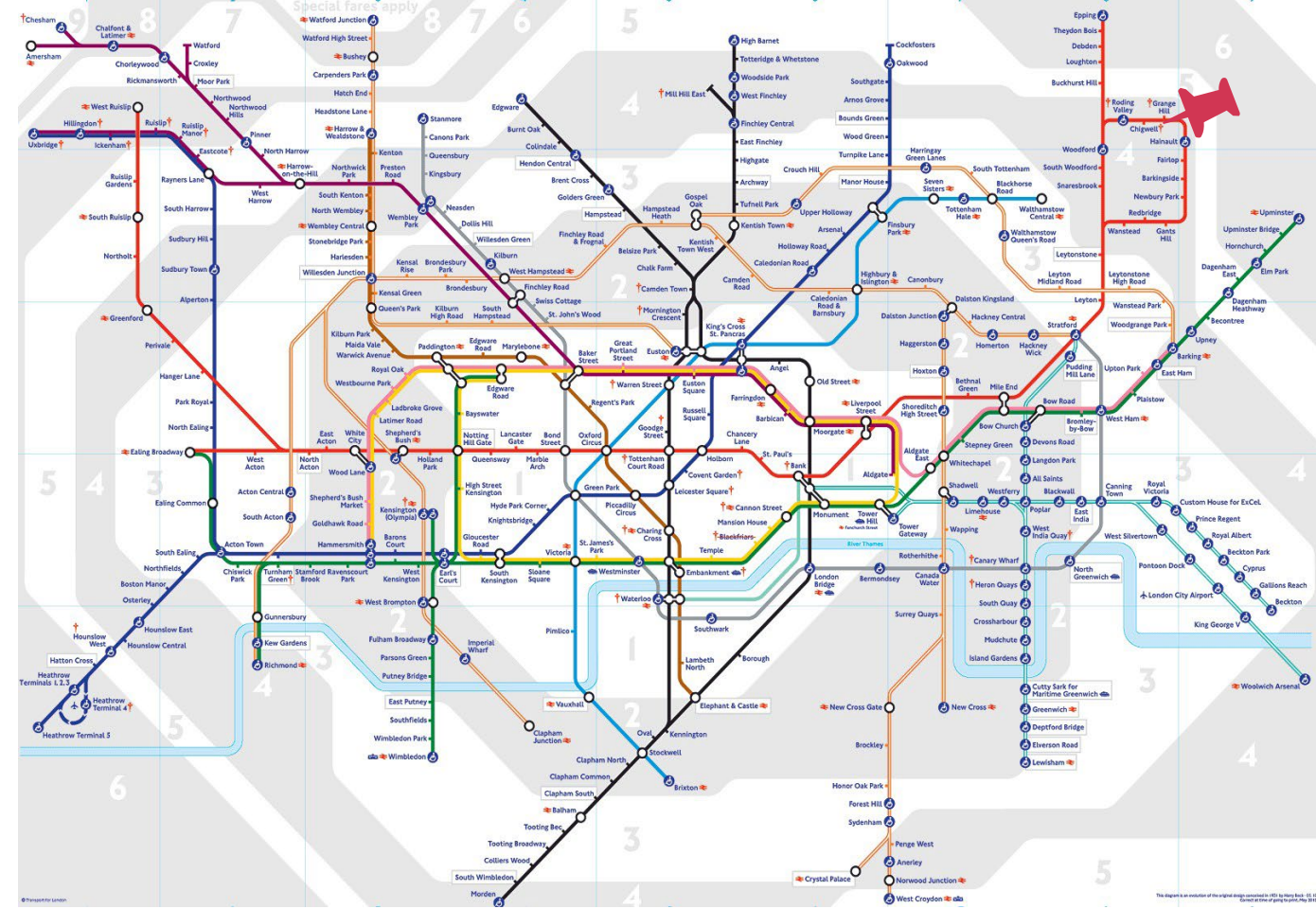
Annual Station Footfall

\*2022



Transport  
for London





**Description:**

The subject unit occupies a prominent position on the left side of the station building when exiting. The unit has a simple configuration. It benefits from glass frontage at the front and its own entrance. There is a glass wall between the unit and the inside of the station ticket hall increasing the unit's visibility.

**Unit Size:**

Total - 201 sq ft (19.52 sq m)

**Services:**

- Power.
- No Water & Drainage.

**Usage:**

- Retail
- Services
- Convenience

**Lease:**

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

**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.



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