

**Bennett
Phillips
Luton**

T: 020 8501 3000

E: enquiries@bennettphillips.com

W: bennettphillips.com

f @bennettphillipsluton

t @PhillipsLuton

- COMMERCIAL PROPERTY AGENTS
- SURVEYORS
- MANAGING AGENTS
- RETAIL
- OFFICE SPACE
- INDUSTRIAL
- INVESTMENT PROPERTY

Whilst we at Bennett Phillips Luton 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.



LOCK UP HALF SHOP

TO LET

**731B HIGH ROAD
SEVEN KINGS
ILFORD
IG3 8RL**

- Within a short walk of Seven Kings Crossrail Main Line Station
- Sought after location
- *No Business Rates until March 2025 at the earliest
- Aluminium shopfront

**LOCATION:**

The shop is situated on High Road Seven Kings, adjacent the junction with Spencer Road & within a few minutes walk of Seven Kings Crossrail Main Line Station. High Road Seven Kings is synonymous with the Motor Trade & hosts numerous car showrooms. Both Aldi & McDonalds are represented opposite along with a large Public Display & Pay Car Park.

ACCOMMODATION:

Comprising a lock-up 'half shop', laid out to provide a sales area with rear storage, external WC. Approximate floor areas & dimensions are as follows:

Gross Frontage	9' 0" (2.74m)
Shop Depth Shop	36'6" (11.12m)
width(max)	11'3" (3.49m)
Sales area	350 sq ft (32.55m sq)
Ancillary storage	60 sq ft (5.58m sq)

LEASE:

A new FRI Lease is to be made available for a maximum term of 3 years, drawn outside the provisions of the Landlord & Tenant Act.

RENT:

£13,000pax payable quarterly in advance. VAT is applicable.

RENT DEPOSIT:

A 6 month rent deposit is to be paid upon completion and held for the term.

BUSINESS RATES:

According to the Valuation Office Agency website www.voa.gov.uk website, the Rateable Value is £7,000.00. *We believe the property will be exempt from business rates in the event the tenant does not occupy any other business premises however, interested parties are advised to make their own enquiries to the Local Authority to verify whether they are entitled to full or part relief.

LEGAL COSTS:

The ingoing Tenant is to be responsible for the Landlord's reasonable legal fees borne in this transaction.

ADMINISTRATION FEE:

Upon terms being agreed and prior to Solicitor's being instructed, the prospective tenant or purchaser is to pay an administrative fee of £500 plus VAT to Bennett Phillips Luton. This fee will cover all associated administrative costs including any referencing fees incurred. In the event that the Landlord or Vendor withdraws from the transaction once solicitors are instructed, 50% of the fee will be refunded.

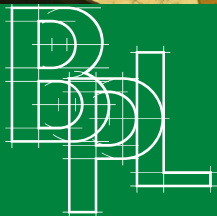
POSSESSION:

Immediate upon completion of legalities.

VIEWING:

Strictly by appointment through sole agents Bennett Phillips Luton | 0208 501 3000 Contact Marc Luton - marc@bennettphillips.com

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