

**Bennett
Phillips
Luton**

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- 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.



Shop Front Premises with Class E Use

To Let

**386 Green Lane Ilford
Essex IG3 9JU**

- Inset spotlights & florescent tube lighting
- Electric wall mounted heaters
- Forecourt display
- Established local parade
- Timber shopfront



Location.

The property is located close to the junction with Ripley Road within an established local parade which serves the surrounding densely populated residential area. There are a number of long-established occupiers close by who S K S Plumbers, Britannia Pharmacy, a Solicitors, Johal Supermarket & Sandra Davidson Estate Agents.

Accommodation.

Comprising shopfront premises with the benefit of Class E Use laid out to provide a sales area with reception area & two consultations rooms which have been created using demountable partitions. Beyond the sales area there are three additional areas, currently used for office & storage purposes. WC facilities are provided towards the rear of the sales area and at the front of the property there is a forecourt suitable for display purposes.

Approximate floor areas & dimensions are as follows:

GF 14' 0" (4.26m)

SD 25' 6" (7.8m)

SW 10' 9" ave (3.27m)

Sales area 250sq ft (25.5m sq)

Additional rear office / storage 524sq ft (48.68m sq)

Forecourt 113sq ft (10.49m sq)

Lease.

A new Full Repairing and Insuring Lease is to be made available for a term to be agreed, subject to periodic upward only rent reviews. The Lease is to be drawn outside the provisions of the Landlord & Tenant Act.

Rent.

£15,000 pax, paid quarterly in advance. VAT is not applicable.

Business Rates.

According to the Valuation Office Agency website www.voa.gov.uk website, the Rateable Value is **£9,000**. We believe the property will be exempt from business rates in the event the tenant qualifies for Business Rate Relief 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 Landlords legal costs.

Administrative Fee.

Upon terms being agreed and prior to Solicitors 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.

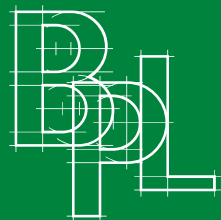
Possession.

Immediate upon completion of legalities.

Viewing:.

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

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