

**Bennett
Phillips
Luton**

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

Whilst we at Bennett Philips 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 ON A SHORT TERM LEASE

**74B QUEENS ROAD BUCKHURST
HILL
ESSEX IG9 5BS**

- Aluminium shop front
- Short walk from Buckhurst Hill Station



LOCATION:

The building is situated midway along Queens Road which is the principal shopping destination for the residents of Buckhurst Hill. Queens Road is synonymous with independent eateries, fashion shops & beauticians. There are numerous on street parking bays as well as additional free 90-minute parking available in a Waitrose Supermarket at the bottom end of the road. Buckhurst Hill (Central Line) underground Station is within a short walk.

ACCOMMODATION:

Comprising a lock-up 'half-shop' comprising a sales area with rear store / staff area & WC facilities. Approximate floor dimensions and measurements are as follows:

Gross Frontage 9'6" (2.89m)

Shop Depth 20'9" (6.32m)

Shop width (max) 7'9" (2.36m)

Sales / office area - 161ft (14.95m sq)

Kitchen / Staff area - 45sq ft (4.18m sq)

LEASE:

A new FRI Lease is to be granted for a term certain until September 2027, then subject to a rolling Landlord break clause with 3-months prior written notice.

RENT:

£9,000pax, 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 £10,750. 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 FEES:

Each party are to be responsible for their own legal costs borne in this transaction.

ADMINISTRATIVE FEE:

Upon terms being agreed and prior to Solicitor's being instructed, the prospective 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:

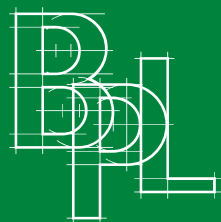
Immediate upon completion of legalities.

VIEWING:

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

GDPR General Regulations (GDPR) - As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

Money Laundering Regulations Identity Checks/AML - The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.



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