

**Bennett  
Phillips  
Luton**

**T:** 020 8501 3000  
**E:** [enquiries@bennettphillips.com](mailto:enquiries@bennettphillips.com)  
**W:** [bennettphillips.com](http://bennettphillips.com)

**f** [@bennettphillipsluton](#)  
**t** [@PhillipsLuton](#)

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

- Within a short walk of Seven Kings Crossrail Station
- Sought after location
- Laminate wood flooring

**LOCATION:**

The property is situated on High Road Seven Kings, adjacent the junction with Spencer Road & within a few minutes' walk of Seven Kings Main Line Crossrail 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 two additional areas which provide ancillary storage. The unit also has kitchen facilities & an external WC.

Approximate floor areas & dimensions are as follows:

Gross Frontage	9'3" (2.81m)
Shop Depth	25'6" (7.77m)
Shop width (max)	8'6" (2.59m)
Sales area	217sq ft (20.18m <sup>2</sup> )
Ancillary areas	134sq ft (5.58m <sup>2</sup> )
Forecourt display	95sq ft (8.82sq m)

**LEASE:**

A new FRI lease is to be granted for a term of 5 years, subject to an upward only rent review at the end of the 3rd year, drawn outside the provisions of the Landlord & Tenant Act.

**RENT:**

£16,000pax, paid quarterly in advance. VAT is applicable.

**RENT DEPOSIT:**

In addition to 3-months rent paid in advance our client requires a 6-month rent deposit, which is to be paid on completion & held for the term.

**PERSONAL GUARANTEE:**

In the absence of satisfactory references / accounts, or trading history, our client reserves the right to ask for a personal guarantee.

**BUSINESS RATES:**

According to the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk) website, the Rateable Value is £5,400.00. 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.

**POSSESSION:**

Immediate upon completion of legalities.

**LEGAL COSTS:**

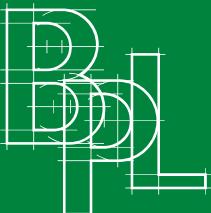
The ingoing tenant is to be responsible for the Landlord's legal costs limited to £1,750 plus VAT at the prevailing rate.

**ADMINISTRATIVE 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.

**VIEWING:**

Strictly by appointment through sole agents Bennett Phillips Luton | 0208 501 3000, Contact Marc Luton at [marc@bennettphillips.com](mailto:marc@bennettphillips.com)



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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.