

**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

680 Green Lane  
Goodmayes, Ilford IG3 9RX

- Suspended ceiling
- Concealed fluorescent lighting
- Electric shutter
- Modern Aluminium shop front
- Laminate wood flooring



#### LOCATION.

The property forms part of a secondary parade of retail outlets situated between the junction of Hazeldene Road and Colinton Road. Occupiers represented in the parade and opposite include al-nor Muslim Primary School, Essex Electrical Suppliers, F.E. Moss Glass and Goodmayes Motor Centre.

#### ACCOMMODATION.

Comprising a lock up half shop laid out to provide a sales area with private office created using demountable partitioning, kitchen and WC facilities. Approximate floor areas and dimensions are as follows:

Gross Frontage:	16 ft 6"	5.02m
Shop Width:	11 ft 3"	3.42m
Shop Depth:	22 ft 3"	6.78m
Sales Area:	250 sq ft	23.25m <sup>2</sup>
Kitchen:	45 sq ft	4.18m <sup>2</sup>

#### 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 granted outside the Landlord & Tenant Act.

#### RENT.

£10,000 pax paid quarterly in advance. We understand VAT is not applicable.

#### BUSINESS RATES.

According to the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk) website, the Rateable Value is £4,900. 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.

#### POSSESSION:

Immediate upon completion of legalities.

#### LEGAL COSTS:

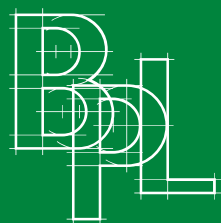
The ingoing tenant to contribute towards the Landlords reasonable legal costs borne in this transaction.

#### 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.