

**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.



Highly Prominent Shop Front Premises with Significant Frontage

TO LET

**397a Eastern Avenue
Gants Hill
IG2 6LR**

- Substantial treble fronted unit
- Within a matter of yards from Gants Hill (Central Line) underground Station
- Laminate wood flooring
- Suspended ceiling with LED & Spotlights
- Aluminium shopfront
- 4 x temperature Control units
- CCTV & alarm (not tested)
- 2 demised parking spaces

**LOCATION:**

The property forms part of a secondary parade of shop front premises, situated within approx 50 yards of Gants Hill roundabout & Central Line underground station. Gants Hill has undergone significant & substantial regeneration over recent years leading to an increase in the number of residents & demand for a wide range of retail & other services. Occupiers close by include mainly localised tenants although the likes of Sainsburys Local, Pizza Go Go, William Hill, Ladbrokes, Dominos & Tesco Express are represented.

ACCOMMODATION:

Currently laid out in a number of areas to suit the existing tenant's business, however easily adaptable to provide open plan space if required by removing the stud partitions. In addition, the unit provides kitchen & WC facilities. Externally there are 2 demised parking spaces in a secure, barrier operated car park. Approximate floor areas & dimensions are as follows:

Gross Frontage 50' 0" (17m)

Shop depth 23' 6" (7.19m)

Shop width 55' 3" (18.82m)

Overall gross internal area 1,298sq ft (120.58sq m)

LEASE:

A new FRI Lease is to be granted for a term to be agreed, subject to periodic upward only rent reviews. The Lease is to be drawn outside of the Landlord & Tenant Act.

RENT:

£35,000pax, paid quarterly in advance.

BUILDING INSURANCE:

The tenant will be required to make a pro-rata contribution towards the annual cost which for the current year is £500.

BUSINESS RATES:

Rateable Value 2024/2025 - £40,750

Rates Payable 2024/2025 - £20,334.25

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.

LEGAL COSTS:

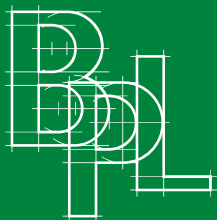
The ingoing tenant is to be responsible for the Landlord's reasonable legal fees borne in this transaction.

POSSESSION:

Upon completion of legal formalities.

VIEWING:

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



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