Bennett Phillips Luton

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

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)
Ancillary areas	134sq ft (5.58m sq)
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 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.
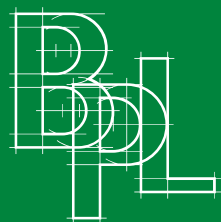
LEGAL COSTS:
Each party are to be responsible for their own legal costs borne in this transaction.

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

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