

**Bennett  
Phillips  
Luton**

**T:** 020 8501 3000

**E:** enquiries@bennettphillips.com

**W:** bennettphillips.com

**f** @bennettphillipsluton

**t** @PhillipsLuton

- 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.



### Fully Let Income Producing Investment

**For Sale**

**Comprising 2 x lock-up shop, 1 x 1 bed flat & a studio**

**671/3 High Road & flats 1 & 2 673a High Road,  
Seven Kings, IG3 8RQ**

- Fully Let
- Short walk from Seven Kings (Elizabeth Line) Station
- Rare Freehold Opportunity

**Location.**

The property is located on High Road, Seven Kings, close to the junction with St Albans Road & within a short walk from Seven Kings (Elizabeth Line) Station. The High Road serves the densely populated residential catchment area & hosts many independent retailers & eateries, in addition to branches of ALDI & McDonalds, both of whom are within a couple of minute's walk.

**Accommodation.**

Comprising a fully let mixed commercial & residential property comprising two lock-up shops, with a self-contained 1-bedroom flat & studio flat above.

**Tenancies & Incomes Derived.**

Commercial.

671 High Road – Let to Best Halal Butchers Limited (guarantee provided by Afia Bibi), by way of the Assignment of a FRI Lease dated 3rd December 2015 for a term of 14 years, subject to periodic upward only rent reviews, the last of which is on 3rd December 2027. The passing rent is £23,000pax. A rent deposit of £10,500 is held.

673 High Road – Let to Mr Radu Mihail Iliescu & Mr Georege Viorel Manole. A 10 year FRI Lease was granted on 26th March 2019, subject to a mid-term upward only rent review on 25th March 2024. The passing rent is £22,000pax & a 6 month rent deposit is held.

**Residential.**

Flat 1 673a High Road (Studio) – Let on a 12-month AST from 16th April 2024, producing an income of £1,200pcm.

Flat 2 673a High Road (1 bed) – Let on a 12-month AST from 5th April 2024 producing an income of £1,400pcm.

The current fully Let income is therefore £76,200pax

**Tenure.**

Freehold

**Price.**

£995,000 (Nine hundred & ninety-five thousand pounds) to include the benefit of the existing tenancies & incomes.

**Legal Costs.**

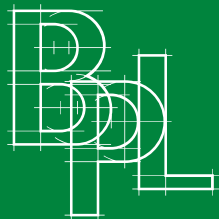
Each party are to be responsible for their own costs.

**Agents Fees.**

Although Bennett Phillips Luton are solely retained by the Vendor, as part of our agreement, we have been instructed to obtain our fee from the purchaser, based on 2% of the sale price plus VAT at the prevailing rate, paid immediately upon completion. Written agreement of this will be required from the purchaser once terms have been agreed & prior to Solicitors being instructed & will be added as a condition of the sale in the Contract.

**Viewing**

By prior appointment through sole agents Bennett Phillips Luton 020 8501-3000 Marc Luton marc@bennettphillips.com



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