

**Bennett
Phillips
Luton**

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

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Fully Let Income Producing Investment

FOR SALE

**Comprising
2 lock up shops, 2 self-contained flats.
Retail at 671/3 High Road, plus Flats 1 & 2 -
673a High Road, Seven Kings IG3 8RQ**

- Fully Let Investment
- Mixed Use Retail/Residential
- 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 mid-terraced two-storey building providing 2 x lock-up shops on the ground floor, 1 x 1 bed flat & a studio flat on the first floor which are accessed directly off the High Road. It is understood all parts of the demise are separately rated & have their own meters, except the two residential units on the 1st floor, which have shared gas, water & electricity meters

Approximate floor areas & dimensions are as follows:

Shop 671 - 62.2m²

Shop 673 - 60.5m²

(Residential Units unmeasured)

Existing Tenancies and Rental Incomes Derived:

Commercial.

671 – Let to Afia Bibi t/a Best Halal Butchers Ltd by way of an Assignment on 28th January 2022, at a passing rent of **£23,000pax**. It's understood that a rent deposit is held of £10,500.

673 – Let to Mr Radu Mihail Iliescu & Mr George Viorel Manole. A 10-year FRI Lease was granted on 26th March 2019 at a passing rent of **£22,000pax**. A 6-month rent deposit is held.

Residential.

Flat 1, 673a High Road – Let on a periodic tenancy - producing £1,250pcm. Flat 2, 673a High Road – Let on a periodic tenancy - producing £1,400pcm.

The current fully Let rental income is therefore £76,800pa.

EPC Information.

FLAT 1 - RATED C

FLAT 2 - RATED C

SHOP 671 - RATED D

SHOP 673 - RATED C

Copy EPC certs available on request

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.

Administrative Fee:

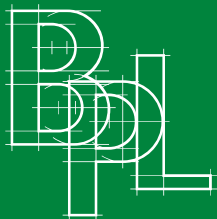
Upon terms being agreed and prior to Solicitor's being instructed, the prospective purchaser is to pay an administrative fee of £500 plus VAT to Bennett Phillips. This fee will cover all associated administrative costs incurred. In the event that the Vendor withdraws from the transaction once solicitors are instructed, 50% of the fee will be refunded.

Viewing

By prior appointment through sole agents Bennett Phillips 020 8501-3000 Simon Phillips at simon.phillips@bennettphillips.com

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.



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