

**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.

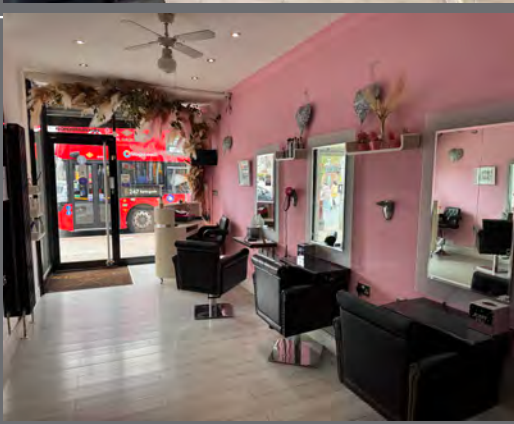


LOCK UP 'HALF SHOP'
(587 Sq Ft)

TO LET

**66 High Street
Barkingside
IG6 2DJ**

- Aluminium Shop Front
- Close to multiple retailers
- Tiled floor
- Electric Shutters
- GCH (not tested)
- CCTV (not tested)



LOCATION:

The property occupies a prime trading position centrally located along High Street Barkingside close to the junction with Baron Gardens and Fremantle Road and near to multiple occupiers who include HSBC, Lloyds TSB, Clinton Cards, Card Factory, Greggs and Holland and Barrett.

ACCOMMODATION:

Comprising a very well presented lock up 'half shop' laid out to provide a sales area with single story extension housing, 2 x treatment rooms each with a shower, reception / waiting area, WC / kitchenette & boiler room. The premises have rear pedestrian access onto Baron Gardens via a footpath.

Approximate floor areas and dimensions are as follows:

Gross Frontage: 9 ft 9 ins (2.97 m)
 Shop Depth: 24 ft 0 ins (7.31 m)
 Shop Width: 9 ft 3 ins (2.81 m)
 Sales Area: 222 sq ft (20.64 m²)
 Rear Extension: 365 sq ft (33.94 m²)

LEASE:

A new FRI lease is to be granted for a term to be agreed.

Non permitted use: Nail treatments cannot be offered so as not to conflict with the tenant of the adjoining premises which are owned by the same Landlord

RENT:

£22,000 paid quarterly in advance. VAT is applicable.

PREMIUM:

There is an opportunity to purchase the goodwill / fixtures and fittings for a premium of £10,000 (negotiable).

BUSINESS RATES:

Rateable Value: £12,500
 Rates Payable 2026/2027: £5,400 per annum
 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 is to be responsible for the Landlord's legal costs limited to £1,750 plus VAT at the prevailing rate.

ADMINISTRATIVE FEE:

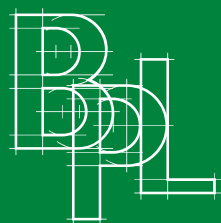
Upon terms being agreed and prior to Solicitor's being instructed, the prospective tenant or purchaser is to pay an administrative fee of £500 plus VAT to Bennett Phillips Luton. This fee will cover all associated administrative costs including any referencing fees incurred. In the event that the Landlord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

VIEWING:

Strictly by prior appointment through sole agents Bennett Phillips Luton - 020 8501 3000 contact: Simon Phillips at simon.phillips@bennettphillips.com or Harley Phillips at harley@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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