

**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.



**PROMINENT SHOP FRONT PREMISES CLASS E (USE)
WITH RETURN WINDOW FRONTAGE**

TO LET

**631 HIGH ROAD LEYTONSTONE
E11 4PA**

- Laminate wood flooring
- Electric shutters
- Return corner frontage
- 50 yards form Leytonstone High Road Main Line Station



LOCATION:

The property is situated on High Road, Leytonstone (A12), immediately at the junction with Trinity Close, within 50 yards of High Road, Leytonstone Main Line station & 1 mile of Leytonstone (Central Line) station. The surrounding tenants are mainly local occupiers & include a pharmacy, nail bar, convenience stores & take-aways. The Imperial Venue (Banqueting) & The Continental Food Exchange are both close by.

ACCOMMODATION:

Comprising a prominent shopfront property, Class E (use) with return window frontage, laid out to provide a sales area. WC & kitchenette facilities are also provided.

Approx dimensions & floor areas are as follows:

Gross Frontage - 15' 0" (4.57m)

Return frontage - 9'6" (2.89m)

Return window frontage - 3'6" (1.06m)

Shop depth - 14'6" (4.41m)

Shop width - 20'3" (6.17m)

Sales area - 279 sq ft (25.91m²)

LEASE:

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

RENT:

£15,000pax, paid quarterly in advance.

BUSINESS RATES:

According to the Valuation Office Agency website www.voa.gov.uk website, the Rateable Value of the property is £8,400. We believe the property will be exempt from business rates in the event the tenant qualifies for Business Rate Relief 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.

LEGAL FEES:

The ingoing tenant is to contribute towards the Landlords reasonable legal costs borne in this transaction.

ADMINISTRATIVE FEE:

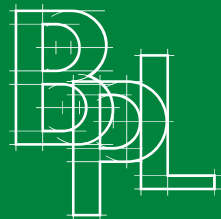
Upon terms being agreed and prior to Solicitor's being instructed, the prospective purchaser is to pay an administrative fee of £500 plus VAT to Bennett Phillips Luton. This fee will cover all associated administrative costs including any referencing fees incurred. In the event that the Landlord or Vendor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

POSSESSION:

Immediate upon completion of legalities.

VIEWING:

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



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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.