

**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.



**Extended Lock-up shop  
(approx 800sq ft – 74.95sq m)**

**To Let**

**509 Kingsland Road  
Dalston  
E8 4AR**

- **Electric Shutter**
- **Aluminium shop front**
- **Close to a number of National occupiers**
- **Well located for public transport connections**
- **Heavy pedestrian footfall throughout the day**

**LOCATION:**

The property occupies a prominent frontage onto Kingsland Road (A10), close to the junction with Dalston Lane and Balls Pond Road. Dalston Junction Main Line station is within approximately 120 yards (East London Line). Dalston Kingsland Main Line station is within approximately 0.2 miles (North London Line). Nearby multiple occupiers include Tesco Express, Creams, Anytime Fitness and Subway. Businesses in the area which include those located in nearby Kingsland Shopping Centre & Ridley Road Street market, benefit from the densely populated surrounding residential catchment area & heavy pedestrian footfall.

**ACCOMMODATION:**

Comprising an extended ground floor lock-up shop laid out in clear space with WC facilities & a small-enclosed yard. Approximate floor areas & dimensions are as follows.

Gross Frontage 15' 9" (4.8m)  
Net Frontage 11' 9" (3.58m)  
Built depth 63' 6" (19.35m)  
Shop width 15' 6" (max) (4.72)  
Sales area 800sq ft (74' 4" sq m)

\*\* Our client will not entertain a restaurant, take-away, butcher or wet fish shop.

**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 is to be drawn outside the Landlord & Tenant Act.

**RENT:**

£29,500pax, paid quarterly in advance. VAT is not applicable.

**BUSINESS RATES:**

Rateable Value: £18,000  
Rates Payable: 2024/2025 £8,982 per annum

From 01/04/24 until 31/03/25 at the earliest, a tenants rates liability will be based on paying 25% of the annual rates payable (RP). Whilst this information is provided in good faith, prospective tenants are advised to make their own enquiries to establish whether they qualify for full or partial rate relief.

**LEGAL COSTS:**

Both parties' reasonable costs are to be borne by the ingoing tenant.

**ADMINISTRATION FEE:**

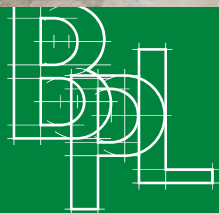
Upon terms being agreed and prior to Solicitor's being instructed, the prospective tenant or purchaser is to pay an administrative fee of £500 plus VAT to Bennett Phillips Luton. This fee will cover all associated administrative costs including any referencing fees incurred. In the event that the Landlord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

**POSSESSION:**

Immediate upon completion of legal formalities.

**VIEWING:**

Strictly by appointment through sole agents Bennett Phillips Luton | 0208 501 3000 Contact Marc Luton at [marc@bennettphillips.com](mailto:marc@bennettphillips.com)



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