

**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.



Lock-up shop with internally accessed rear yard

**Of particular interest to Money Transfer, Pawn Shops & other
Financial Service type operators.**

(687sq ft – 63.89sq m)

TO LET

**517 Kingsland Road
Dalston E8 4AR**

- Modern Aluminium shop front
- Electric roller shutter
- Tiled floor
- 3x temperature control units
- CCTV & Alarm (not tested)
- Disabled ramped access
- Serving a densely populated catchment
- Good public transport links to main line services & numerous bus services



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 a lock-up shop laid out to provide a sales area, staff area, kitchen, private rear office, storeroom & WC. Other than the storeroom & WC, the remainder of the shop has been divided using demountable partitions which can be removed if required. Externally there is a small rear yard which has access from the rear of the property. Approximate floor areas and dimensions are as follows: -

Shop Depth: 41'0 12.49m
 Shop Width: 18'3" (max) 5.56m
 Gross Frontage: 19'3" 5.86m
 Sales area 655sq ft (60.91sq m)
 Storage 32sq ft (2.97sq m)
Total 687sq ft (63.89sq m)

LEASE:

A new FRI Lease is to be made available for a term to be agreed, subject to periodic upward only rent reviews.

RENT:

£30,000pax, paid quarterly in advance. VAT is not applicable.

BUSINESS RATES:

Rateable Value: £21,250
 Rates Payable: 2024/2025 £10,603.75per 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.

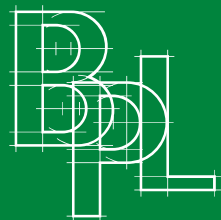
POSSESSION:

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

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