

**Bennett
Phillips
Luton**

T: 020 8501 3000

E: enquiries@bennettphillips.com

W: bennettphillips.com

f @bennettphillipsluton

t @PhillipsLuton

- 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 HALF SHOP

TO LET

**3 BROADWAY PARADE
FENCEPIECE ROAD
IG6 2JU**

- Laminate wood floor
- Suspended ceiling with concealed spotlights
- Gas Central Heating (not tested)



Location:

The property forms part of a secondary parade of shop front premises situated within approximately 200 yards of Fullwell Cross Roundabout / High Street Barkingside and five minutes' walk of Fairlop Underground Station (Central Line). Occupiers within the parade include Tax Assist Accountants, Redbridge Solicitors, SPM Car Hire Services, Borno Pharmacy and The Fairlop Oak (Weatherspoons Public House). Fullwell Cross Medical Centre is situated immediately opposite the Parade.

Accommodation:

Comprising a lock up 'half' shop laid out to provide a sales area, storeroom, WC and kitchen facilities. Externally there is a yard over which the tenant has a right of way to access a pedestrian walkway which runs across the back of the parade.

Gross Frontage:	9ft 3" (2.81m)
Shop Depth:	41ft 9" (12.72m)
Shop Width (Max):	13ft 0" (3.96m)
Sales Area:	401 sq ft (37.29m ²)
Storeroom:	72 sq ft (6.69m ²)
Kitchen/WC facilities	40 sq ft (3.71m ²)

Lease:

A new Full Repairing and Insuring Lease is to be made available for a term to be agreed subject to periodic upward only Rent Reviews. The lease will be drawn outside the provisions of the Landlord & Tenant Act.

Rent:

£10,000 per annum, paid quarterly in advance. We understand VAT is not applicable.

BUSINESS RATES:

According to the Valuation Office Agency website www.voa.gov.uk website, the Ratable Value is £7,600. 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-time relief.

Legal Costs:

Both parties' reasonable legal fees incurred in a transaction are to be borne by the ingoing tenant.

Administrative Fee:

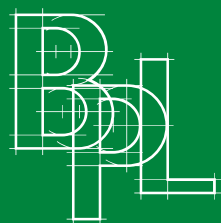
Upon terms being agreed and prior to Solicitor's being instructed, the prospective purchaser is to pay an administrative fee of £500 plus VAT to Bennett Phillips Luton. This fee will cover all associated administrative costs including any referencing fees incurred. In the event that the Landlord or Vendor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

Possession:

Immediate upon completion of 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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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.