

**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
LOWER GROUND FLOOR
(Possible Ancillary Sales)
TO LET**

**612 HIGH ROAD
SEVEN KINGS
ILFORD IG3 8RF**

Metres away from Seven Kings Main Line Station Cross

Rail accessible from Autumn 2019

Prominent Frontage

Overall floor area approximately 890sq ft (82.77 m2)

**Of potential interest to vape shops/dry cleaners/
newsagents/key cutting/shoe repairs etc**



LOCATION:

The property benefits from having prominent frontage onto High Road Seven Kings immediately at the junction with Seven Kings Road and Cameron Road. Seven Kings Main Line Station is within a matter of metres from the property with the new Cross Rail link accessible from Autumn 2019. Occupiers close by include Sue Ryder, Accountancy practice, Pharmacies, carpet retailer and an Insurance Broker.

ACCOMMODATION:

Comprising shop front premises laid out to provide a reception area, two private offices, WC and kitchen facilities on the ground floor together with lower ground storage currently presented in 3 areas and access for emergency use only at the rear. Subject to any consents which may be necessary, the lower ground floor could be utilised for ancillary sales

Approximate floor dimensions are as follows:

Gross Frontage:	18 sq ft 6" (5.63m)
Shop Depth:	22 sq ft 9" (6.93m)
Shop Width:	20 sq ft (6.08m) max
Sales Area:	400 sq ft (37.2m ²)
Lower Ground Floor	490sq ft (45.57m ²)

LEASE:

A new Full Repairing and Insuring Lease is to be made available for a term to be agreed subject to upward only Rent Reviews.

RENT:

£17,000 per annum exclusive, payable quarterly in advance.

BUSINESS RATES:

We are verbally advised by the Local Authority that the entire premises have been assessed for business rates as follows:-

Rateable Value: £11,750

Rates Payable: (2017/2018) £5,475

LEGAL COSTS:

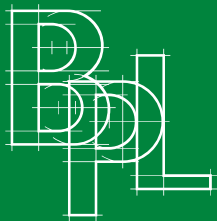
The ingoing Tenant to be responsible for the Landlord's reasonable legal fees.

POSSESSION:

Immediate upon completion of legal formalities.

VIEWING:

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



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