

**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.



## **WELL PRESENTED LOCK UP SHOP WITH ANCILLARY STORAGE**

**9 REDBRIDGE LANE EAST  
ILFORD  
IG4 5ET**

**Total Retail Area - 629 sq ft (58.49m<sup>2</sup>)  
Ancillary Storage - 633 sq ft (58.86m<sup>2</sup>)**

**Temperature Control Unit**

**Internally operated electric shutters**

**Laminate Wood Flooring**

**CCTV/Alarm**

**Inset Spot Lights**

**Established Parade**



### **LOCATION DETAILS:**

The property forms part of an established parade which serves the adjoining residential catchment area and is situated immediately at the junction with Woodford Avenue, Longwood Gardens and Beehive Lane. Other occupiers represented both within the parade and opposite include a Pharmacy, Dry cleaners, Insurance Broker and an Accountancy practice. Both Gants Hill and Redbridge Underground Stations are within a 10 minute walk of the property. The property is well situated for the local road network, via the (A406) which offers direct links to (A13) and onto the (M11/M25) motorways.

### **ACCOMMODATION:**

Comprising a well presented retail premises proving a sales area with substantial ancillary rear storage, WC & Kitchen facilities. There is access for deliveries from the back of the property via a service road.

### **FLOOR AREAS:**

Gross Frontage - 20 ft (6.09 m2)  
Shop Depth - 36 ft (10.97m2)  
Shop Width - 15 ft (4.57 m2)  
Retail - 629 sq ft (58.49m2)  
Storage - 633 sq ft (58.86m2)

### **TENURE:**

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.

### **RENT:**

£20,000 pax paid quarterly in advance.

### **PREMIUM:**

£10,000 for the benefit of the existing fixtures and fittings.

### **BUSINESS RATES:**

Rateable Value 2018/2019 - £13,000 Rates Payable 2018/2019 - £6,409

### **LEGAL COSTS:**

The ingoing tenant is to be responsible for the Landlord's legal costs incurred in this transaction.

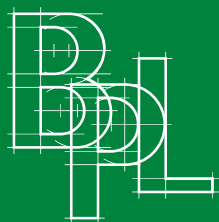
### **POSSESSION:**

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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