

**Bennett
Phillips
Luton**

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- **COMMERCIAL PROPERTY AGENTS**
- **SURVEYORS**
- **MANAGING AGENTS**
- **RETAIL**
- **OFFICE SPACE**
- **INDUSTRIAL**
- **INVESTMENT PROPERTY**

Whilst we at Bennett Philips 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 & LOWER GROUND FLOOR

**127 EASTERN AVENUE
REDBRIDGE
ILFORD
ESSEX IG4 5AN**

Retail area of 465 sq ft (43.24m²) plus Storage of 926 sq ft (86.11 m²)

Rear Yard of 768 sq ft (71.42 m²)

Aluminium shop front

Manual shutters

Suspended Ceiling



LOCATION: The property is situated on the (A12) within approx 100 yards of Redbridge Roundabout and Underground Station and is therefore well located for both public transport and the local road network, via the (A406) which offers direct links to (A13) and the (M11/M25) motorways. Other occupiers within the parade include a laundrette, grocery/off license and CTN.

ACCOMMODATION:

Comprising shop front premises laid out to provide a sales area with adjoining ancillary storage/staff area and WC facilities. On the lower ground floor there is additional storage which is accessed from both the sales area as well as the rear of the property via a yard, which is also included within the demise. Approximate floor areas and dimensions are as follows:

Gross Frontage:	18ft 0" (5.48m)
Shop Depth:	27ft 9" (8.45m)
Shop Width:	16ft 9" (5.10m)
Retail area:	465sq ft (43.24m ²)
Ancillary Storage:	248 sq ft (23.06 m ²)
Lower Ground Floor Storage:	678sq ft (63.05 m 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.

Rent:

£17,500 per annum exclusive, payable quarterly in advance.

BUSINESS RATES:

Rateable Value 2018/2019 - £12,250

Rates Payable 2018/2019 - £5,708

LEGAL COSTS:

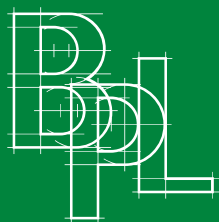
The Tenant is to pay a contribution towards Landlord's legal fees.

POSSESSION:

Immediate upon completion of legal formalities.

VIEWING:

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



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