

**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.



## **DOUBLE LOCK UP SHOP TO LET**

**242/244 WOODHOUSE ROAD  
LONDON  
N12 0RU**

- Prominent frontage
- Sales area with ancillary storage
- Kitchen & WC
- Manually operated Shutters



### LOCATION DETAILS:

The property is located immediately at the junction with Summers Lane & Woodleigh Avenue & enjoys a prominent frontage onto Woodhouse Road, approx 400 yards from the junction with Frien Barnet Road & Colney Hatch Lane. National occupiers situated close by include Co-Op, Lloyds Pharmacy & a sub Post Offices. In addition there are numerous independent occupiers the adjoining parade.

### ACCOMMODATION:

Comprising a double unit laid out to provide a sales area with ancillary storage to the rear, adjacent to which there are WC & Kitchenette facilities. To the front of the property there is a forecourt suitable for either display or car parking.

Approx floor areas & dimensions are as follows:-

Gross Frontage	36'0"	(10.97 m)
Built depth	23'3" (max)	(7.23m)
Shop width	34' 9" (max)	(10.59m)
Sales area	616 sq ft	(57.28 m sq)
Ancillary Storage	64 sq ft	(5.9 m sq)
Forecourt display/parking	308sq ft	(28.64 m sq)

### TENURE:

A new FRI Lease is to be granted for a term to be agreed & subject to periodic upward only rent reviews.

### RENT:

16,500pax payable quarterly in advance.

### RATES:

Rateable Value - £12,500

Rates Payable 2017/2018 - £5,825

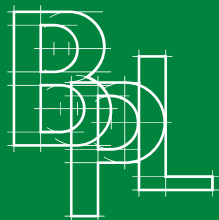
### POSSESSION:

Immediate upon completion of legal formalities

### VIEWING:

Strictly by appointment through sole agents Bennett Phillips Luton | 0208 501 3000

Contact Marc Luton on [marc@bennettphillips.com](mailto:marc@bennettphillips.com)



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