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.



Substantial Shop front premises, rear ground floor office, ancillary storage & internally accessed 1st floor offices, large yard with parking for 6 cars

Available on a short-term Lease

76 Queens Road
Buckhurst Hill
Essex IG9 5BS

- Well-presented throughout
- 6 car parking spaces within a private rear yard
- Laminate wood flooring
- Inset spots
- Wall mounted electric heaters
- Electric Shutter
- Temperature control units
- Short walk from Buckhurst Hill Central Line Station







Location.
The building is situated midway along Queens Road which is the principal shopping destination for the residents of Buckhurst Hill. Queens Road is synonymous with independent eateries, fashion shops & beauticians. There are numerous on street parking bays as well as additional free 90-minute parking available in a Waitrose Supermarket at the bottom end of the road. Buckhurst Hill (Central Line) underground Station is within a short walk.

Accommodation.
Comprising shop front premises with the benefit of Class E use, laid out to comprise an office, leading to a large, well fitted kitchen / staff area. Towards the rear of the ground floor there are additional office & storage facilities which can also be accessed from the yard. The first floor provides further, mainly open plan office space. Externally there is a large yard, accessed from Kings Place, which provides parking for 6 cars. At the rear of the site there is a single-storey self-contained out-building suitable for storage or office use. Approximate floor dimensions and measurements are as follows:

Approximate floor areas & dimensions are as follows:
Gross Frontage 12' 9'' (3.88m)
Shop Depth 37' 9'' (11.5m)
Shop width (max) 14' 6'' (4.41m)
Sales / office area - 429sq ft (39.85m sq)
Kitchen / Staff area - 171sq ft (15.88m sq)
Ground floor rear office - 106sq ft (9.84m sq)
Ground floor rear storage - 66sq ft (6.13m sq)
First floor offices - 363sq ft (33.72m sq)
Total floor area –1,135sq ft (105.44sq m
Rear yard with parking for 6 cars.

Lease.
A new FRI Lease is to be granted for a term certain until September 2027, then subject to a rolling break clause with 3-months prior written notice.

Rent.
£25,000pax paid quarterly in advance. VAT is not applicable.

Business Rates.
Rateable Value 2025/2026 - £17,000.
Rates Payable 2025/2026 - £8,483 payable.
From 01/04/25 until 31/03/26 at the earliest, qualifying tenant's will be able to claim relief against full Business rates. During this period, the rate liability will be based on paying 40% of the annual rates payable (RP). Whilst this information is provided in good faith, prospective tenants are advised to make their own enquiries to establish whether they qualify for full or partial rate relief.

Possession.
Immediate upon completion of legalities.

ADMINISTRATIVE FEE:
Upon terms being agreed and prior to Solicitor's being instructed, the prospective tenant or 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.

Legal Costs.
Each party are to be responsible for their own costs.

Viewing.
Strictly by prior appointment through sole agents Bennett Phillips Luton - 020 8501 3000 contact: Taylor Phillips at tyalor@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.