Bennett Phillips

020 8501 3000
bennettphillips.com
enquiries@bennettphillips.com



LOCK UP HALF SHOP
587sq.ft

TO LET

66 HIGH STREET, BARKINGSIDE IG6 2DJ

Available

- Aluminium Shop Front
- Close to Multiple Retailers
- Tiled Floor
- Electric Shutters
- GCH (not tested)
- CCTV (not tested)

RENT	TENURE	PROPERTY TYPE	AREA	POSTCODE
£22,000 pax	Leasehold	Retail	Barkingside	IG6 2DJ

Location
The property occupies a prime trading position centrally located along High Street Barkingside close to the junction with Baron Gardens and Fremantle Road and near to multiple occupiers who include HSBC, Lloyds TSB, Clinton Cards, Card Factory, Greggs and Holland and Barrett.

Accommodation
Comprising a very well presented lock up 'half shop' laid out to provide a sales area with single story extension housing, 2 x treatment rooms, reception / waiting area, WC / kitchenette & boiler room. The premises have rear pedestrian access onto Baron Gardens via a footpath.

Approximate floor areas and dimensions are as follows:

Gross Frontage:	9 ft 9 ins (2.97 m)
Shop Depth:	24 ft 0 ins (7.31 m)
Shop Width:	9ft 3 ins (2.81 m)
Sales Area:	222 sq ft (20.64 m2)
Rear Extension:	365 sq ft (33.94)

Lease
A new FRI lease is to be granted for a term to be agreed.

Non permitted use: Nail treatments cannot be offered so as not to conflict with the tenant of the adjoining premises which are owned by the same Landlord

Rent
£22,000 paid quarterly in advance. VAT is applicable.





Premium
There is an opportunity to purchase the goodwill / fixtures and fittings for a premium of £10,000 (negotiable).

Business Rates
Rateable Value: £12,500
Rates Payable 2026/2027: £5,400per annum
Interested parties are advised to make their own enquiries to the Local Authority to verify whether they are entitled to full or part relief.

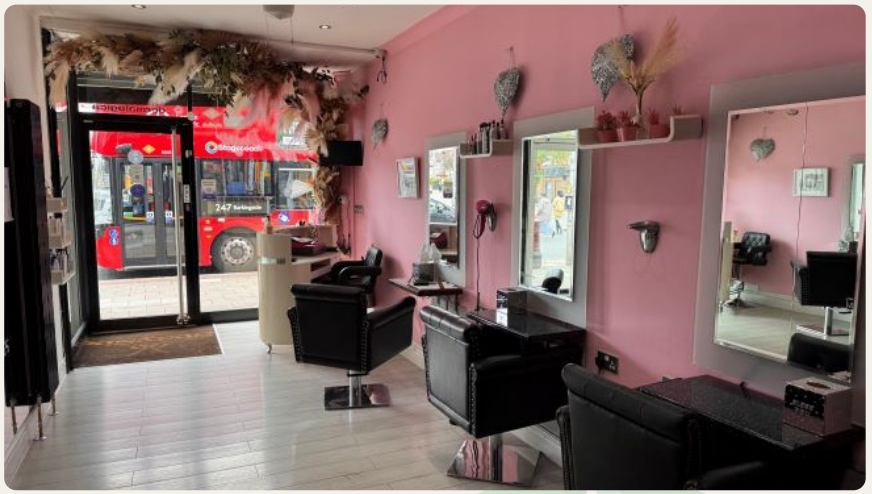
Legal Costs
The ingoing tenant is to be responsible for the Landlord's legal costs limited to £1,750 plus VAT at the prevailing rate.

Administrative Fee
Upon terms being agreed and prior to Solicitor 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.

Possession
Immediate upon completion of legal formalities.

Viewing
Strictly by prior appointment through sole agents Bennett Phillips |020 8501 3000 | Contact Taylor Phillips at Taylor@bennettphillips.com

RENT
£22,000 per annum
VAT IS APPLICABLE







Bennett Phillips for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

1) The particulars are set out as a guide for intending purchasers or lessors and do not constitute part of any offer or contract;
2) All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them;
3) No person in the employment of Bennett Phillips or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property;
4) All rents and prices are quoted exclusive of VAT.

GDPR & AML

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.

BPL Estates Ltd T/A Bennett Phillips.
Registered in England, company number 07523221.
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The Property Ombudsman