Bennett Phillips

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# SUBSTANTIAL SHOP FRONT PREMISES, REAR GROUND FLOOR OFFICE, ANCILLIARY STORAGE & INTERNALLY ACCESSED 1ST FLOOR OFFICES PLUS LARGE YARD WITH PARKING FOR 6-CARS

## AVAILABLE ON A SHORT TERM LEASE

## 76 QUEENS ROAD, BUCKHURST HILL IG9 5BS

Available

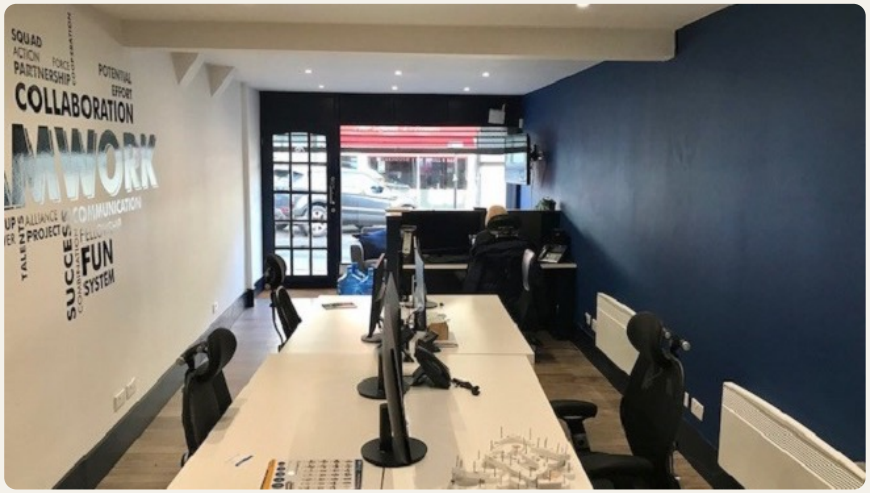
- Well Presented Throughout
- 6 Car Parking Spaces within a Private Rear Yard
- Laminate Wood Flooring
- Inset spots
- Wall Mounted Electric Heaters
- Electric Shutter
- Temperature Control Units
- Short walk from Buckhurst Hill (Undergound) Train Station

| RENT | TENURE | PROPERTY TYPE | AREA | POSTCODE |
|---|---|---|---|---|
| £25,000 pax | Leasehold | Retail | Buckhurst Hill | IG9 5BS |

**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 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**
Applicants are advised to make their own enquiries to the Local Authority regarding rates payable.

**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 | 020 8501 3000 | Contact Taylor Phllips at taylor@bennettphillips.com

**RENT**
**£25,000 per annum**
**VAT IS NOT 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.
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The Property Ombudsman