

**Bennett  
Phillips  
Luton**

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## PROMINENT CORNER LOCK UP SHOP

**TO LET**

**232 Lea Bridge Road  
E10 7LN**

- Prominent return corner frontage
- Electric shutters
- Opposite national multiple occupiers
- Forecourt display / parking for 1 car
- In need of modernisation

**Location:**

The shop is situated on Lea Bridge Road (A104), immediately at the junction with Bloxhall Road & within approx ¼ mile of the junction with Markhouse Road & Church Road. National occupiers represented directly opposite the property include, Kwik Fit, Aldi as well as Screwfix & Tool Station, both of which are found on Bestway Business Centre, Heybridge Way.

**Accommodation:**

Comprising a corner shopfront premises, with return frontage, laid out in clear space & having a forecourt suitable for display purposes or parking for 1 car. There is a room at the rear of the shop which has a hand basin however, a WC will need to be installed.

**Approximate floor areas & dimensions are as follows:**

Gross frontage 14' 9" (4.49m)  
Return window frontage 12' 0" (3.65m)  
Shop Depth 24' 6" (7.46m)  
Shop width (max) 17' 6" (5.33m)  
Sales area 386 sq ft (35.89 m sq)  
Rear room 46 sq ft (4.27m sq)  
Forecourt display 192 sq ft (17.85 m sq)

**Lease:**

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

**Rent:**

£12,000 pax to be paid quarterly in advance. VAT is not applicable.

**Business Rates:**

According to the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk) website, the Rateable Value is £8,800. We believe therefore that the property will be exempt from business rates in the event the tenant does not occupy any other business premises however, 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:**

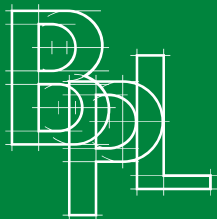
The incoming tenant is to be responsible for the Landlords legal costs borne in this transaction.

**Possession:**

Immediate upon completion of legalities.

**Viewing:**

Strictly by appointment through agents Bennett Phillips Luton | 0208 501 3000 Contact Marc Luton [marc@bennettphillips.com](mailto:marc@bennettphillips.com)



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