



CLARKE
HILLYER
EST 1885

INCORPORATING...

brian dadd commercial

TO LET

£16,950 PER ANNUM

- Ground floor lock-up shop
- Totalling approx 328 sq ft
- Occupied by beauty salon
- Loughton Location
- Existing tenant's fixtures, fittings & goodwill available
- New lease potentially available

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5 FOREST ROAD, LOUGHTON, ESSEX, IG10 1DR



Whilst we at Clarke Hillyer 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.

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Location

Situated on Forest Road, Loughton, which is just off the High Road. The High Road is home to many banks and cafes/restaurants as well as a number of multiple retailers such as Marks and Spencer, Magnet Kitchens and Robert Dyas. Public parking is available on Forest Road, and there are also car parks in the vicinity. Loughton Station (Central Line) provides services to London. Access to the motorway network is via Junction 26 of the M25 at Waltham Abbey or via Junction 5 of the M11 at Loughton (southbound only).

Description

Comprising a ground floor lock-up shop which has traded as a beauty salon for many years. The premises would be suitable for a variety of uses and are more particularly described as follows:

Sales area: 260 sq ft (24.2 sq m).

Treatment Room: 49 sq ft (4.5 sq m).

Kitchenette/store: 19 sq ft (1.8 sq m).

Total: 328 sq ft (30.5 sq m).

Toilet facilities included.

All measurements quoted are approximate only.

Terms

The premises are held on a 7 year full repairing and insuring lease from September 2022. The current rent is £16,950 per annum with the next rent review due in September 2028. The lease is available by way of assignment, although a new lease may be available directly with the landlord.

The outgoing tenant is seeking a premium for their fixtures, fittings and goodwill. Premium on application.

Business Rates

Epping Forest District Council have informed us of the following:

2026 Rateable Value: £16,500

2026-27 Retail, Hospitality & Leisure UBR: 0.382 P/£

2026-27 Retail, Hospitality & Leisure Rates Payable: £6,303

Interested parties are advised to confirm current rate liability with the Local Authority.

Legal Costs

To be met by the ingoing tenant.

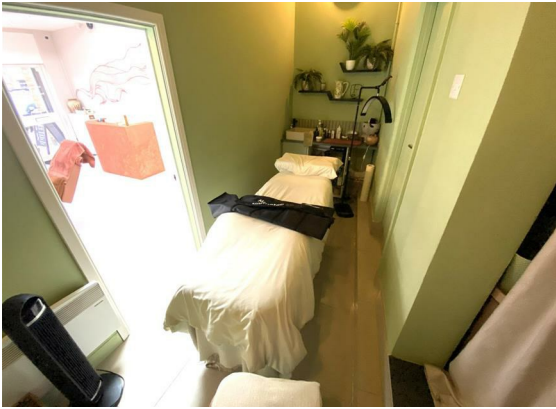
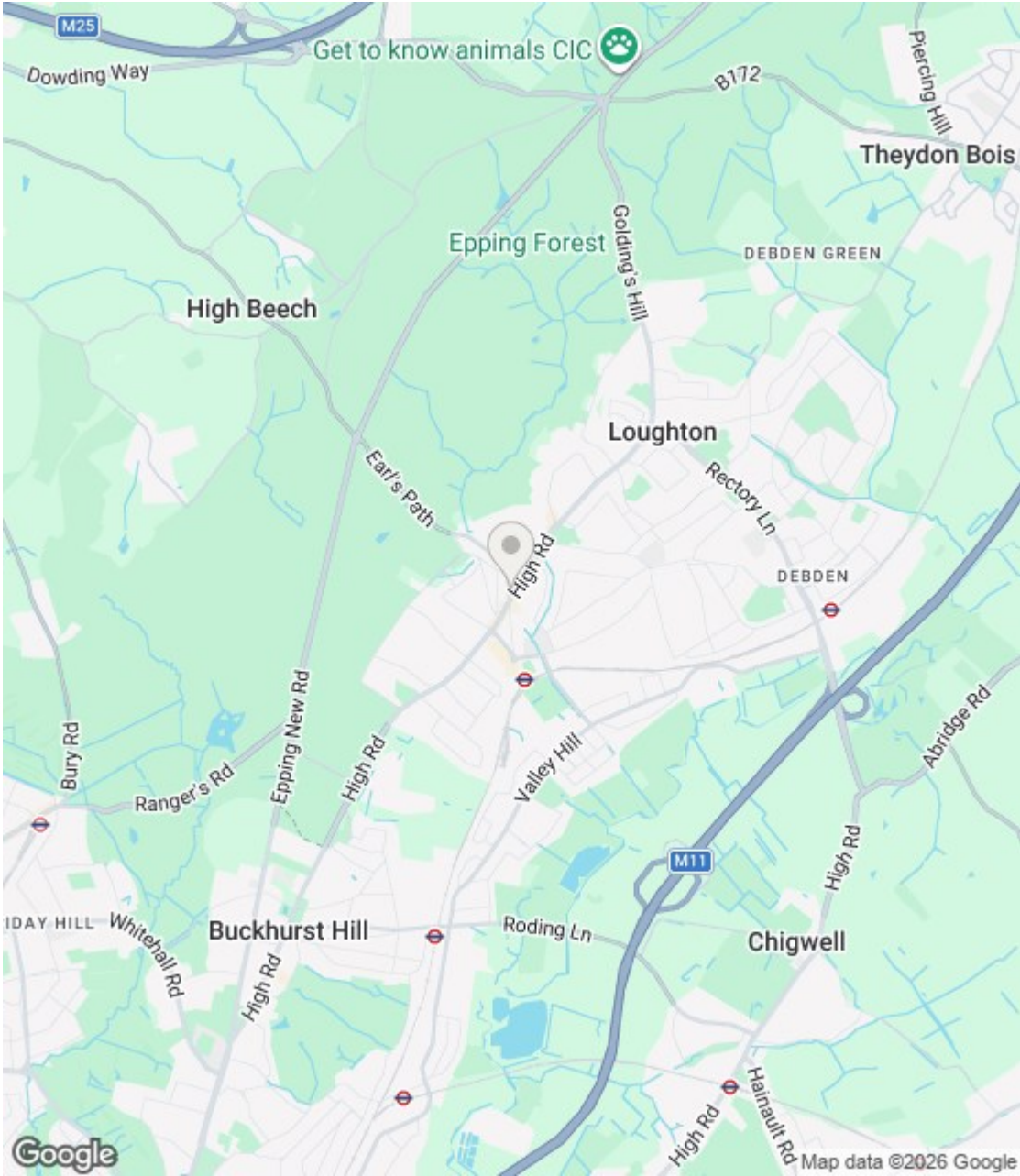
Viewings

Strictly via sole agents Clarke Hillyer, tel 020 8501 9220.

EPC

The property has an Energy Performance Certificate rating of C.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



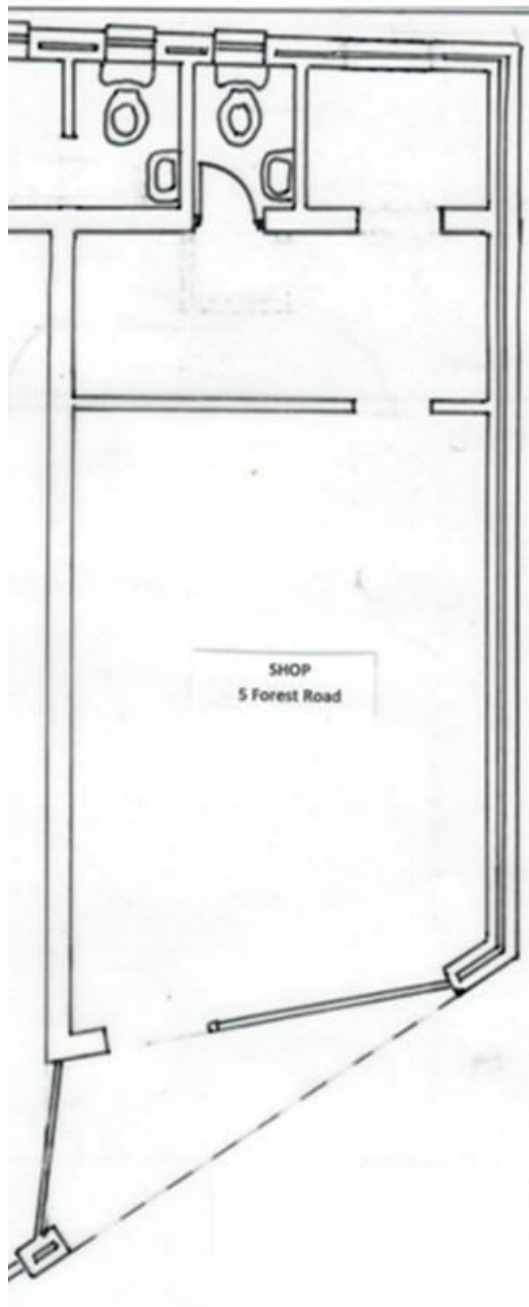
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