

INCORPORATING...

brian **dadd** commercial

TO LET

£30,000 PER ANNUM

- Ground floor lock-up shop
- Approx 1,250 sq ft
- High Road location
- Suitable for a variety of users
- Includes the benefit of the current tenant's fixtures & fittings

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285 HIGH ROAD, LOUGHTON, ESSEX, IG10 1AH



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.

Location

Situated on High Road, Loughton, which is home to many multiple retailers such as Holland and Barrett, Robert Dyas and Morrisons. There are also many cafes/restaurants located on the High Road. Pay and display parking is available on the street, and there are public car parks off the High Road. The Central Line station at Loughton provides a regular service to and from London and 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).

Description

Comprising a ground floor lock up shop, currently occupied by a women's clothing store. When the current tenant took on the premises they carried out extensive refurbishment works to improve the aesthetics and functionality of the shop. The property would be suitable for a variety of users and the accommodation comprises the following:

Sales area (including fitting rooms & storage): 1,250 sq ft (116.1 sq m).

Kitchenette & toilet facilities included.

All areas are approximate only.

Terms

The premises are held on a 10 year from August 2022, at a rent of £30,000 plus VAT per annum. A new lease could potentially be agreed directly with the landlord at a rent of £37,000 plus VAT per annum. The outgoing tenant is seeking a premium to reflect the substantial improvements they have made to the premises and further details are available upon request.

Business Rates

Epping Forest District Council have advised us of the following:

2026 Rateable Value: £26,250

2026/27 UBR: 0.382 P/£

2026/27 Rates Payable: £10,027.5

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

Legal Costs

Each party to pay their own legal fees.

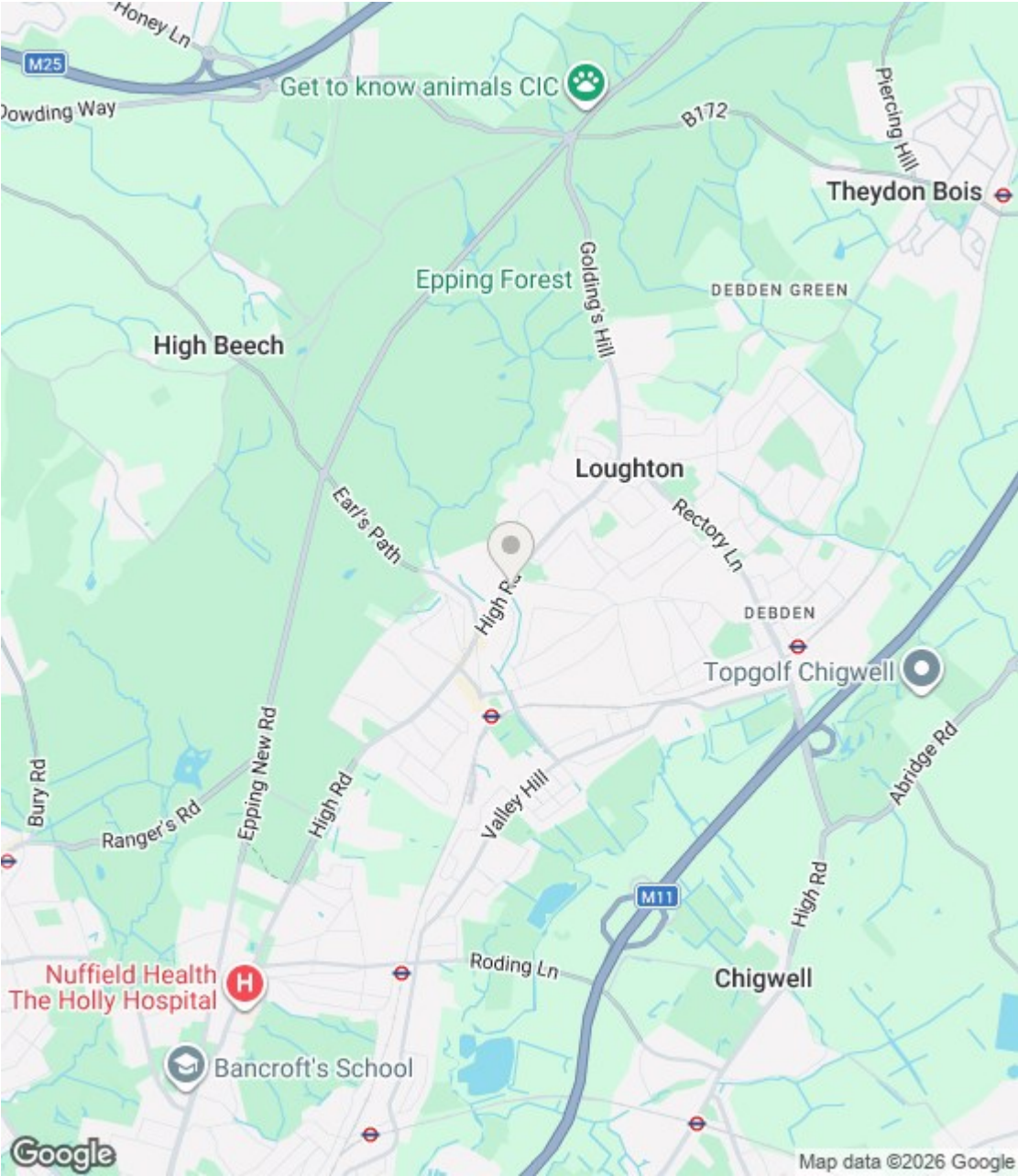
Viewings

Strictly via sole agents, Clarke Hillyer on 0208 501 9220.

EPC

The premises have an Energy Performance Certificate rating of C.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	70
(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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