

INCORPORATING...

brian **dadd** commercial

TO LET

£10,000 PER ANNUM

- Lock up shop
- New lease
- Approx. 200 sq ft (18.6 sq m)
- Epping Location
- Close to station

CONTACT: 020 8501 9220
loughton@clarkehillyer.co.uk
www.clarkehillyer.co.uk

4A STATION ROAD, EPPING, ESSEX, CM16 4HA



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 Station Road, less than 0.4 miles (0.65 km) from Epping Station. Station Road leads into the High Street where there are a number of restaurants, cafes and multiple retailers such as Marks & Spencer, Costa Coffee and Card Factory. Epping Station is on the Central Line, which provides a regular service to Central London. Access to the Motorway Network is via the M11 at Harlow or the M25 at Waltham Abbey.

Description

Comprising a ground floor lock up shop totaling approximately 200 sq ft (18.6 sq m). The premises have traded as a vape shop for many years but would be suitable for a variety of uses. Toilet facilities included.

Terms

The premises are available on a new full repairing and insuring lease, on terms to be agreed, at a rent of £10,000 per annum.

Business Rates

Epping Forest District Council have informed us of the following in respect of the shop:

2026 Rateable Value: £3,900

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

2026/27 Rates Payable: £1,489.80

Interested parties may qualify for Small Business Relief and are advised to contact the Local Authority to confirm current rate liability.

Legal Costs

To be met by the ingoing tenant.

Viewings

Strictly via sole agents Clarke Hillyer, Tel: 020 8501 9220.

EPC

The premises have an Energy Performance Certificate rating of E.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	48
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



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