

INCORPORATING...

brian **dadd** commercial

TO LET

**£700 (FROM) PER
MONTH**

- Serviced Shops
- Broadway location
- Flexible terms
- Suitable for a variety of uses
- Toilets and Tea room
- Available now
- Pay-as-you-go electricity

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

ICON INDOOR SHOPS, 18 THE BROADWAY, DEBDEN, LOUGHTON, ESSEX, IG10 3ST



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 prominently on Debden Broadway, in Loughton, Essex, which comprises a variety of local businesses and multiple occupiers such as Iceland, Greggs and Superdrug. The premises are situated less than 300 m (985 ft) from Debden Tube Station which is on the Central Line and provides a regular service into Central London. Access to the motorway network is via Junction 5 (southbound only) of the M11 at Debden and Junction 26 of the M25 at Waltham Abbey.

Description

Comprising 14 small lock-up shops which would be suitable for a variety of uses. The premises are more particularly described as follows:

Unit 1 - NOW LET

Unit 2 - NOW LET

Unit 3 - 150 sq ft - 14 sq m - £700 pcm - NOW LET

Unit 4 - 150 sq ft - 14 sq m - £700 pcm - NOW LET

Unit 5 - 150 sq ft - 14 sq m - £700 pcm - AVAILABLE

Unit 6 - 150 sq ft - 14 sq m - £700 pcm - AVAILABLE

Unit 7 - NOW LET

Unit 8 - 193 sq ft - 18 sq m - £750 pcm - AVAILABLE

Unit 9 - NOW LET

Unit 10 - NOW LET

Toilet facilities included.

All measurements quoted are approximate only.

Terms

The shop units are available by way of a flexible tenancy agreement and are being offered from £700 per calendar month (NO VAT). Sizes from 150 sq ft (14 sq m).

Business Rates

Tenants may benefit from Small Business Relief and are advised to ascertain current rate liability from the Local Authority.

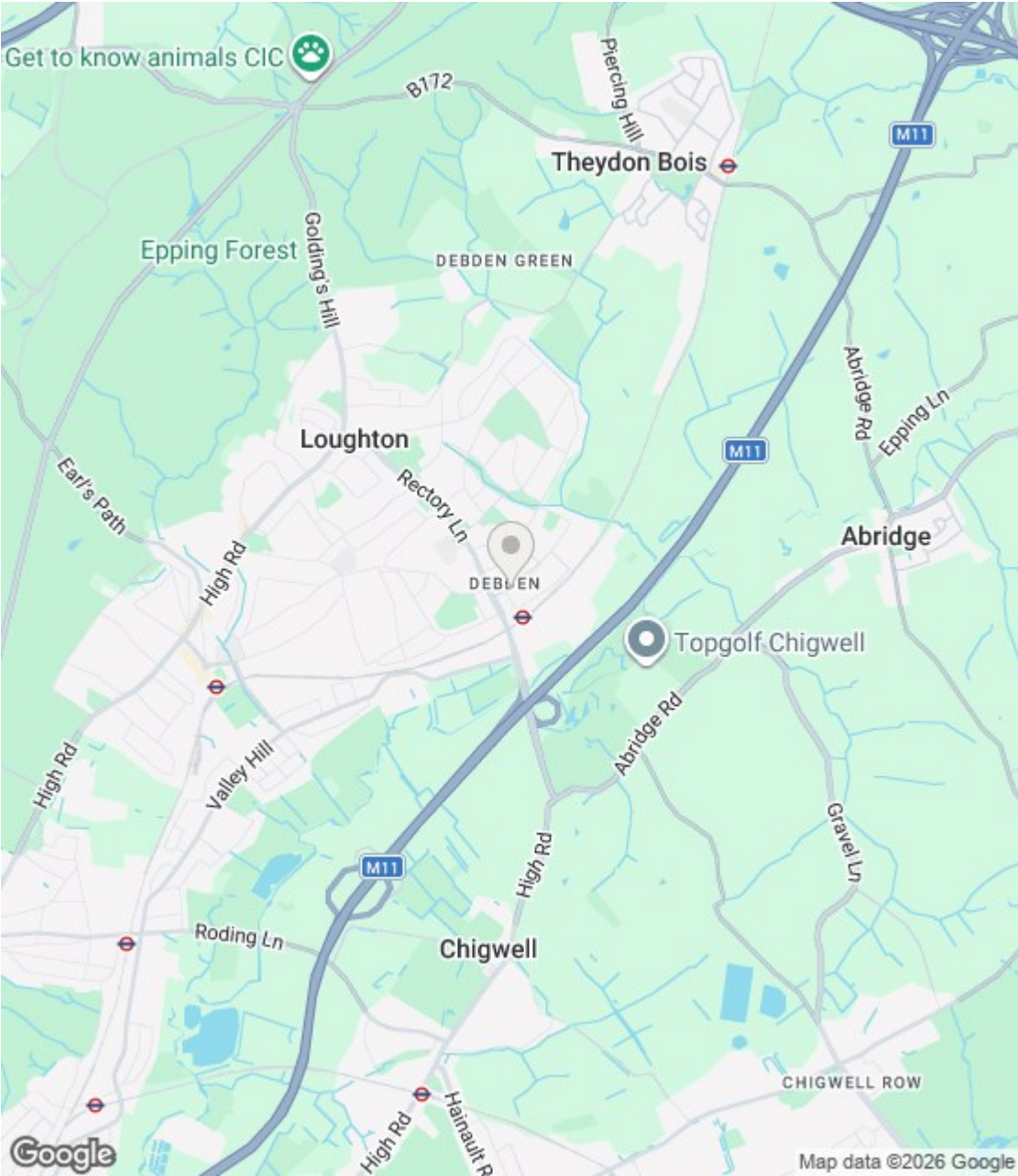
Viewings

Strictly via agents Clarke Hillyer, tel 020 8501 9220.

EPC

The premises have an Energy Performance Certificate of D.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



CLARKE
HILLYER

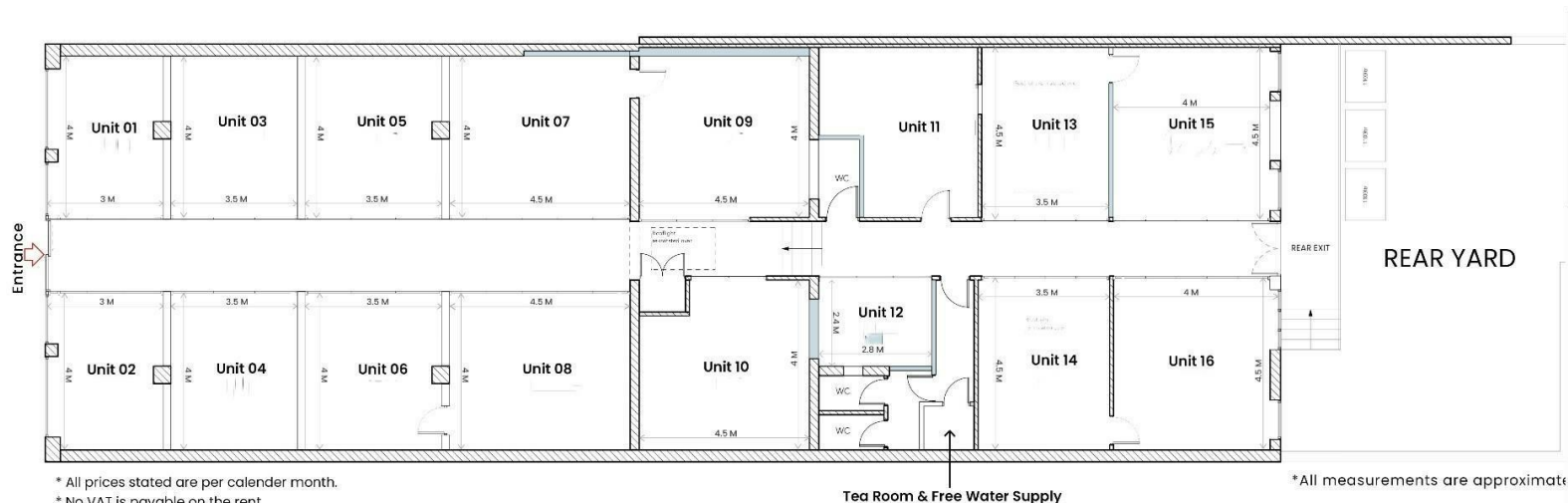
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MONTH



- * All prices stated are per calendar month.
- * No VAT is payable on the rent.
- * No Service Charge
- * Free Business Rates (as long as this is your only retail premises in the UK).
- * Pay as you go electricity at cost price (no mark up).
- * Glazed fronts for all shop units, with retractable sliding glass panels
- * Class E use included with any unit rented.
- * Flexible contract - 30 days' notice period.
- * Communal toilets and tea room with free water supply.
- * For an independent water supply with drainage to your unit add £100 per month.

*All measurements are approximate

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COMMERCIAL