

INCORPORATING...

brian **dadd** commercial

TO LET

£65,000 PER ANNUM

- Double-fronted retail unit
- Approx 1,780 sq ft (GIA)
- Suitable for a variety of uses
- High Road location
- New Lease

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

215 HIGH ROAD, LOUGHTON, ESSEX, IG10 1BB



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 Card Factory, Holland and Barrett and Superdrug. There are also many restaurants, cafes and independent occupiers located on the High Road. Pay-by-phone 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 only).

Description

Comprising a double-fronted ground floor retail unit, with staff room/kitchen and toilet facilities at the rear. The premises have been used as a kitchen showroom for many years but would be suitable for a variety of uses. The property has an approximate Gross Internal Area of 1,780 sq ft (165.4 sq m).

Terms

The property is available from March 2027 on a new full repairing and insuring lease, on terms to be agreed, at a rent of £65,000 per annum. The lease is to be contracted outside of The Landlord and Tenant Act 1954.

Business Rates

Epping Forest District Council have informed us of the following:

2026 Rateable Value: £55,000
2026/27 UBR: 0.382 P/£
2026/27 Rates Payable: £21,010

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

Legal Costs

To be met by the the ingoing tenant.

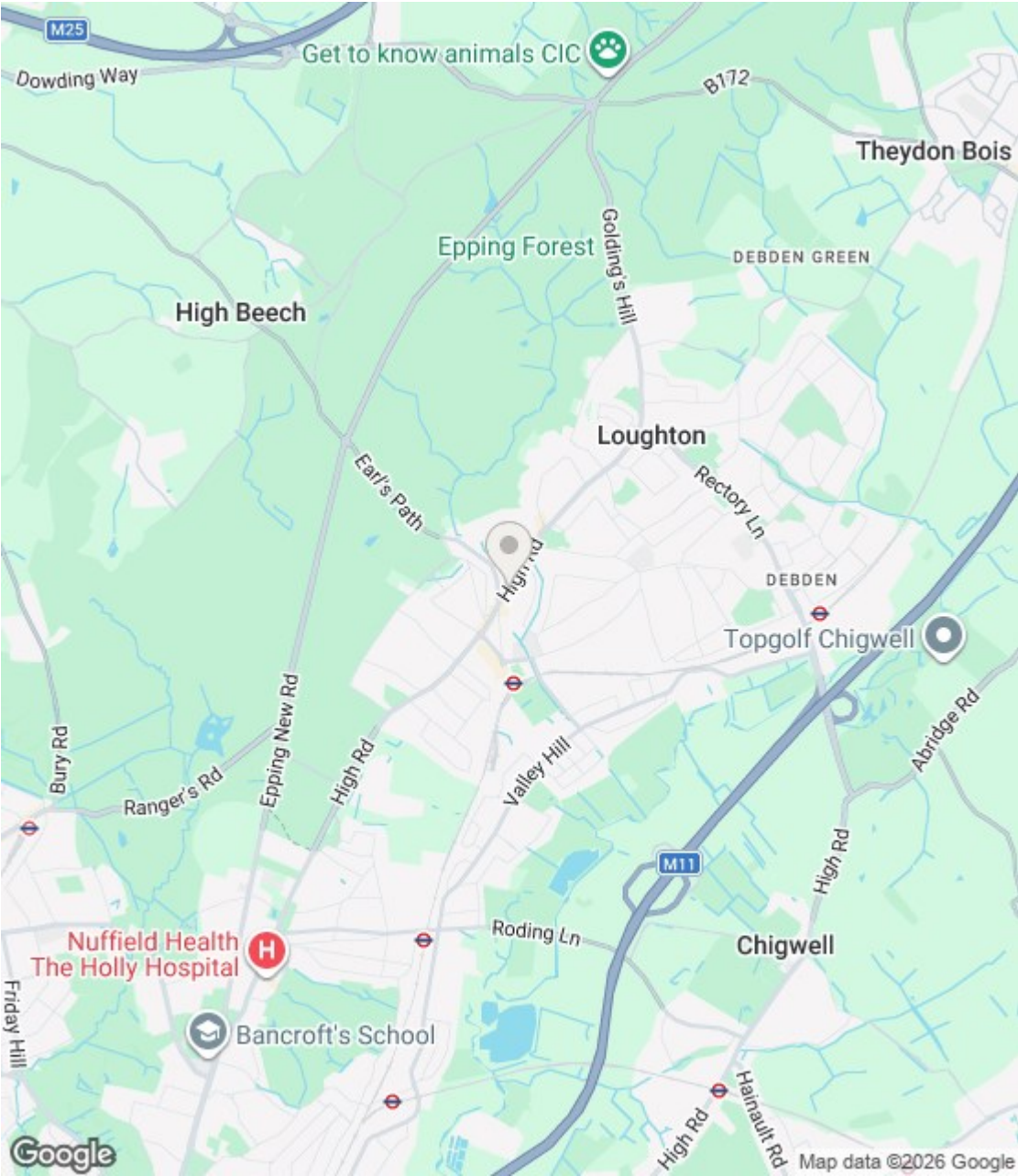
Viewings

Strictly through sole agents Clarke Hillyer on 020 8501 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		94
(81-91) B		
(69-80) C	71	
(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 	



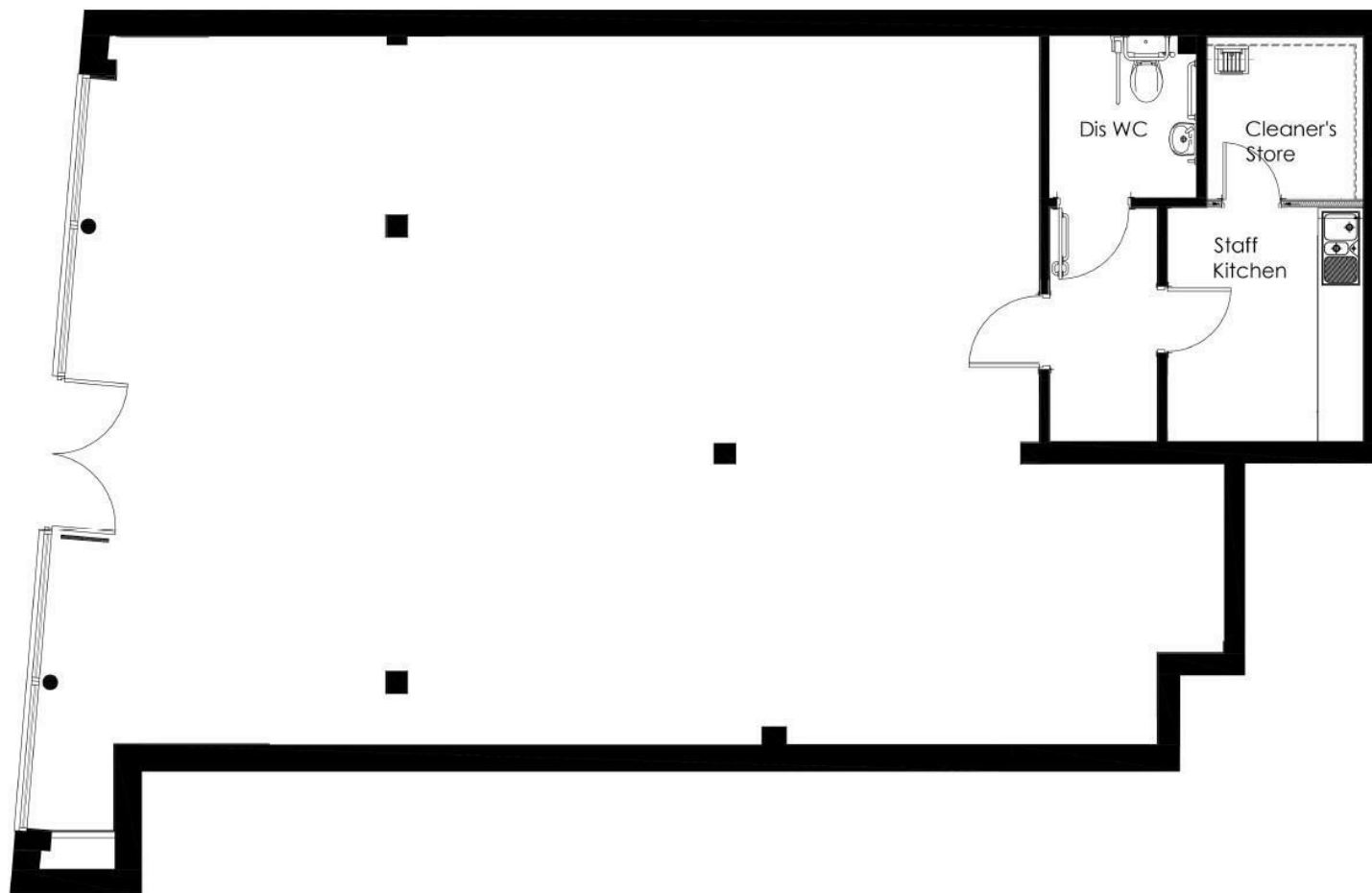
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COMMERCIAL