

INCORPORATING...

brian **dadd** commercial

TO LET

£45,000 PER ANNUM

- Restaurant premises totalling approx 1,325 sq ft
- Available without premium
- High Road location
- Recently refurbished
- New lease
- Alternative uses may be considered
- Rear access

CONTACT: 020 8501 9220
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154 HIGH ROAD, LOUGHTON, ESSEX, IG10 4BE



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 ground floor restaurant with rear kitchen totalling approximately 1,325 sq ft (123.1 sq m). The premises benefit from customer and staff toilets as well as rear access. Although the property has traded as a restaurant for many years, alternative uses may be considered.

Terms

Available on a new full repairing and insuring lease, at a rent of £45,000 plus VAT per annum. Further terms are to be agreed.

Business Rates

Epping Forest District Council have informed us of the following:

2026 Rateable Value: £29,500

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

2026/27 Rates Payable: £11,269

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

Legal Costs

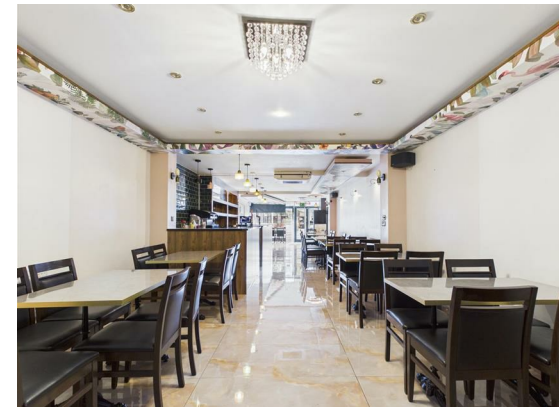
To be met by the ingoing tenant.

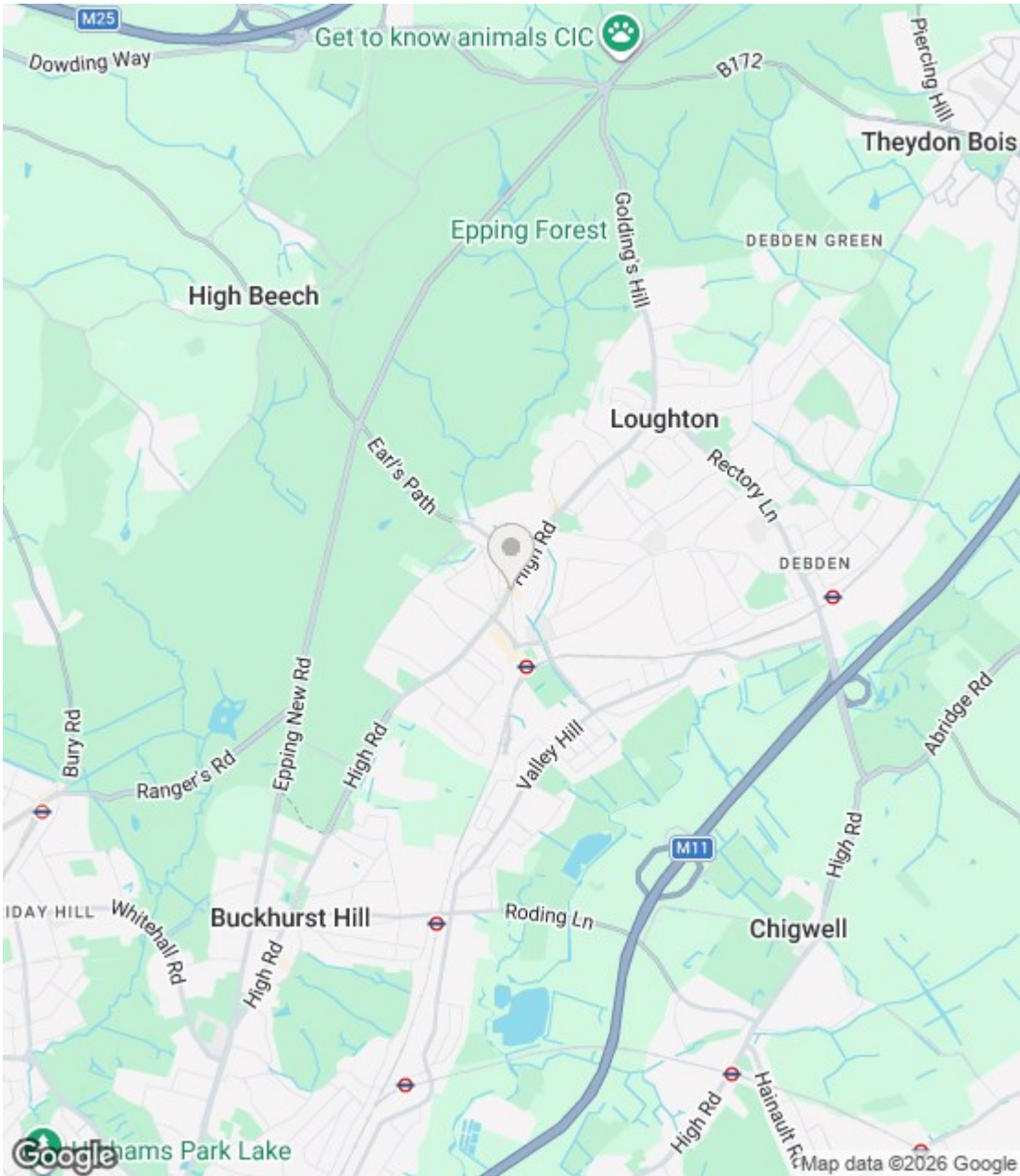
Viewings

Strictly via 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		
(81-91) B		
(69-80) C	75	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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