

INCORPORATING...

brian **dadd** commercial

FOR SALE

£625,000

- 3-storey freehold character building
- Totalling approx 2,047 sq ft (190.2 sq m)
- High Street Epping location
- Includes rear yard/parking
- Development potential (STPP)
- Grade-II Listed
- Rear garage included

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106 HIGH STREET, EPPING, ESSEX, CM16 4AF



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 Epping High Street, on the opposite side of the road to the Tesco Supermarket. Along the High Street there are a number of restaurants, cafes and multiple operators such as Marks & Spencer, Costa Coffee and Card Factory. Epping train station is on the Central Line, which provides a regular service into Central London. Access to the Motorway Network is via the M11 at Harlow or the M25 at Waltham Abbey.

Description

Comprising a character mid-terrace building on three floors, with a single storey back addition. We understand that the property is Grade-II Listed and falls within the Epping High Street Conservation Area. The property consists of a shop to the ground floor with self-contained offices above. There is a forecourt at the front of the property and at the rear is a yard for parking, accessed via Hemnall Street, together with a single storey garage/store. The premises may be suitable for reconfiguration/redevelopment (subject to gaining the necessary consents) and are more particularly described as follows:

Ground floor retail/office area: 733 sq ft (68.1 sq m).

Ground Reception/office area: 99 sq ft (9.2 sq m).

First Floor Offices: 622 sq ft (57.8 sq m).

Second Floor Offices: 593 sq ft (57.8 sq m).

Kitchenette & toilet facilities included.

Double Garage (not inspected).

Rear yard for parking.

All measurements quoted are approximate only.

Planning

The owner is preparing a planning application to convert the upper parts to 2 flats and further details are available upon request.

Terms

The freehold is available, with vacant possession, for £625,000.

Business Rates

Epping Forest District Council have informed us of the following:

2026 Rateable Value: £24,500

2026/27UBR: 0.432 P/£

2026/27 Rates Payable: £10,584

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

Viewings

Viewing are strictly via sole agents Clarke Hillyer, tel 0208 501 9220.

EPC

The premises have an Energy Performance Certificate rating of D.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



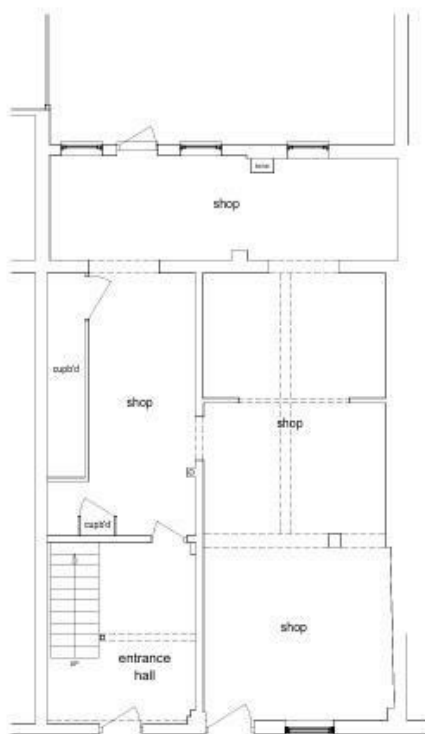
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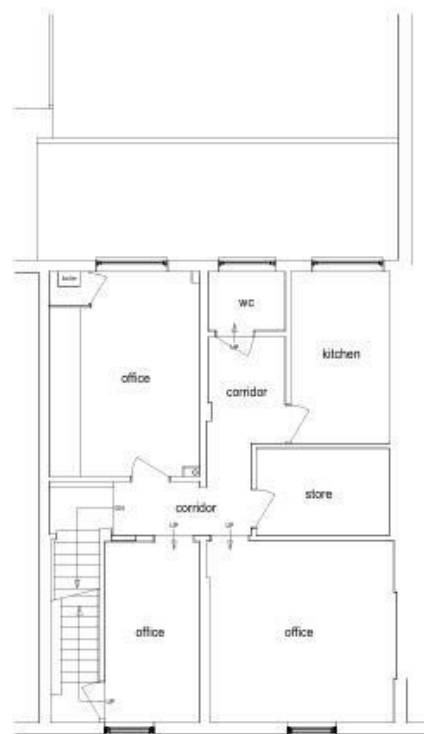
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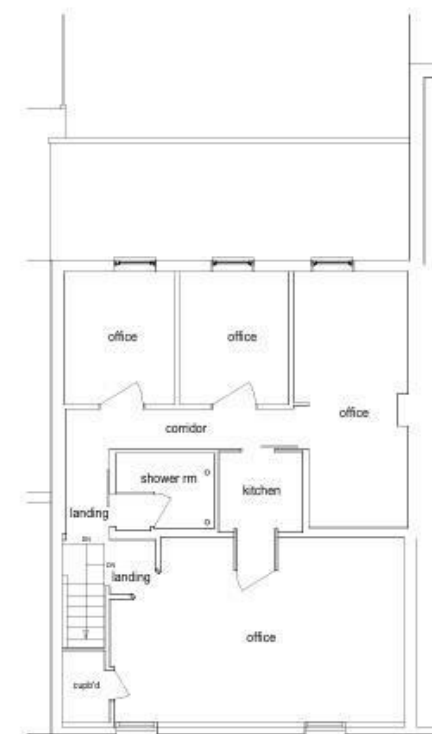
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Ground Floor Plan



First Floor Plan



Second Floor Plan

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