



**HAIR & SON**  
THE ESTATE OFFICE

64 The Broadway,  
Loughton, IG10 3ST  
**LOCK UP SHOP TO LET – DEBDEN**  
**856 SQ.FT 9 (79 SQ.M)**



**RENT £20,000 PAX**  
**£1,666 PCM**

### SITUATION AND DESCRIPTION

The property comprises a lock up shop located on The Broadway, Debden which has most recently been used as a taxi office (class sui generis). Our clients would consider another taxi operator however a variety of other commercial uses would be considered, subject to planning for change of use.

Other retailers represented in The Broadway are Boots, Superdrug, Greggs and William Hill. Debden underground station (Central Line) is close by as is Epping Forest College (circa. 400 students).

**NEW LEASE - FLEXIBLE TERMS**

## ACCOMMODATION

### SHOP

INTERNAL WIDTH 17'4"

SHOP DEPTH 49'5"

SALES AREA 856 SQ.FT. (79 SQ.M.)

STORAGE ETC. 51 SQ.FT.

ALLOCATED CAR PARKING TO REAR FOR 2 CARS

## DESCRIPTION

A lock up shop (currently 'Sui generis use')

## RATEABLE VALUE

The rateable value is £12,000 which is chargeable at 48.6p in the pound for the rating year to April 2020. Small business rate relief may apply.

## ENERGY PERFORMANCE

The energy performance Certificate shows a rating of TBC

## TERMS

The premises are to let on a new lease for a term to be agreed at a rent of £20,000 per annum exclusive

## VIEWING

Prior telephone appointment via Hair & Son:  
01702 394959.

Hair & Son – 01702 394959

[www.hairandson.co.uk](http://www.hairandson.co.uk)

EPC TBC

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures or fittings. The floorplans are not to scale and only provide an indication of the layout.

Regulated by RICS

t. 01702 394959

More than an estate agent

[www.hairandson.co.uk](http://www.hairandson.co.uk)

Commercial Dept.

186 London Road

Southend-on-Sea,

Essex. SS1 1PJ

