



HAIR & SON
THE ESTATE OFFICE

46 PYRLES LANE,
LOUGHTON, IG10 2NN
LOCK UP SHOP TO LET –
471 SQ.DT (43 SQ.M)



RENT £13,250 PAX
£1,104 PCM

SITUATION AND DESCRIPTION

The property is located within an established local shopping parade in Pyrles Lane, Loughton and having most recently traded as a newsagent/convenience store but would suit a variety of other retail uses.

The shop has the benefit of on street parking to the front of the premises and rear vehicular access and a garage.

ACCOMMODATION

SHOP 16'10" X 27'10" Recessed central doorway. Tiled floor. Suspended ceiling with fluorescent lighting.

STORE ROOM 16'11" x 11'2"

SALES AREA 471 sq.ft. (43.8 sq.m.)

EXTERNALLY

Garage to rear

DESCRIPTION

A Lock up shop and a garage

RATEABLE VALUE

The rateable value is £7,900 which is chargeable at 49.9p in the pound for the rating year to April 2021. Small business relief may apply.

ENERGY PERFORMANCE

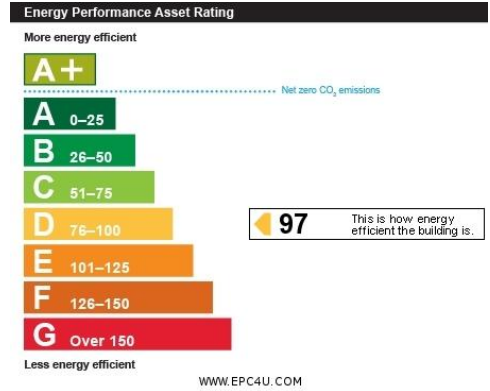
The energy performance Certificate shows a rating of TBC

TERMS

The premises are to let on a new lease for a term to be agreed at a rent of £13,250 per annum exclusive.

VIEWING

Prior telephone appointment with Hair & Son:
01702 394959.



Hair & Son – 01702 394959

www.hairandson.co.uk

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

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