



**HAIR & SON**  
THE ESTATE OFFICE

150 Loughton Way,  
Buckhurst Hill, IG9 6AR

**LOCK UP RETAIL/OFFICE UNIT - TO LET**  
**729 SQ.FT (67 SQ.M)**



**RENT £11,000 PAX**  
**£916 PCM**

## SITUATION AND DESCRIPTION

Hair & Son are pleased to offer to the market this lock up retail/office premises which is located within a small local parade of 12 shops which include a convenience store, hairdressers, betting shop, two takeaway premises and more.

The premises has most recently been used as an office, other uses may be considered (subject to both clients

consent and planning permission for a change of use).

The premises currently benefits from a large open planned office with separate meeting room, rear office as well as its own staff room/kitchenette.

**AVAILABLE FOR IMMEDIATE VIEWING.**

## ACCOMMODATION

ENTRANCE LOBBY: 9'8" X 6'5"

MAIN OFFICE/RETAIL AREA: 8'7" X 6'5" WIDENING TO:  
17'8" X 18'8" (INCORPERATING PARTITIONED OFFICE: 8'2"  
X 10')

REAR OFFICE: 11'4" X 8'8"

REAR STAFF ROOM/KITCHENETTE: 16'9" X 9'7"  
W/C

GROSS INTERNAL FLOOR AREA: 729 SQ.FT (67 SQ.M)

EXTERNALLY:

REAR YARD (MEASUREMENTS TP BE CONFIRMED):  
APPROX: 325 SQ.FT (30 SQ.M)

## DESCRIPTION

Lock up office/retail premises.

## RATEABLE VALUE

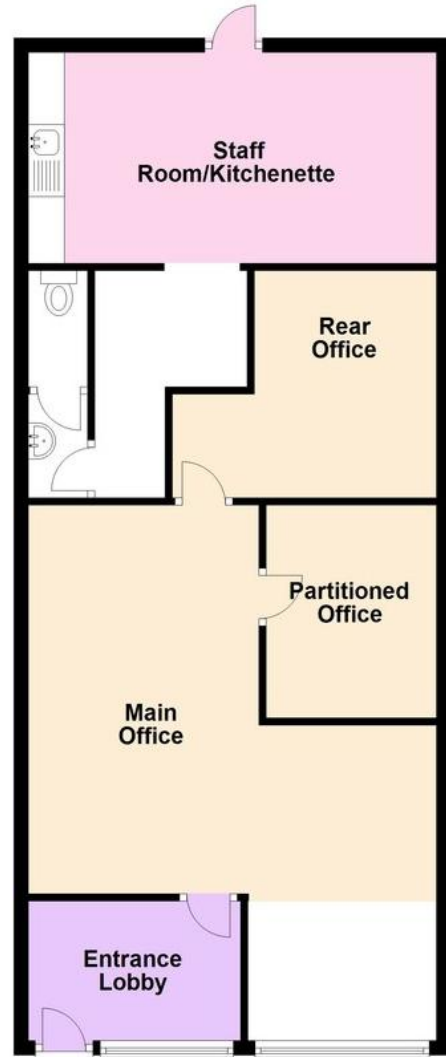
The 2020 rateable value is to be confirmed.

## TERMS

The premises are to let on a new lease for a term to be  
agreed at a rent of £11,000 per annum exclusive.

## VIEWING

By prior telephone appointment with Hair & Son: 01702  
394959.

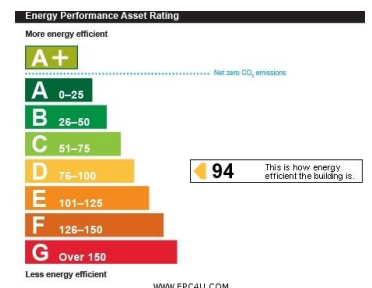


Hair & Son – 01702 394959

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

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