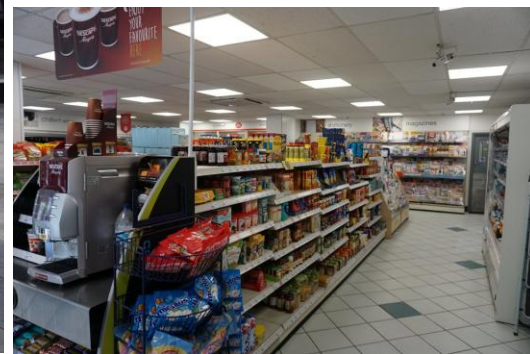




**HAIR & SON**  
THE ESTATE OFFICE

47-49 The Broadway,  
Loughton, IG10 3SP  
**RETAIL PROPERTY - TO LET**  
2,926 SQ.FT (272 SQ.M)



**RENT £39,000 PAX**  
**£3,250 PCM**

#### SITUATION AND DESCRIPTION

Hair & Son are please to market this retail premises within the heart of the Broadway Debden which has most recently been used as a news agents/convenience store (A1), however would suit a variety of other used (subject to landlords consent and necessary planning permissions). The property is consists of a main sales area, post office, rear office, rear storage and staff facilities.

There is an option for the post office to continue trading from the premises, however this will be subject to a discussion with both the landlord and post office.

The Broadway is home to a variety of retail trades and incorporates a mix of both –

National, regional and local traders. Boots, Superdrug, Greggs, Iceland and William Hill are among the trades represented.

Debden has links to London via the Central Line and The Broadway is located within walking distance of Debden Underground Station. Epping Forest College is also close by (4,000 students approx.). Electric security shutter to the shop front.

Available November 2020.

## ACCOMMODATION

MAIN SALES AREA: 37'9" X 38'9"

REAR OFFICE: 16'4" X 13'2"

POST OFFICE: 12'6" X 10'7"

REAR STORAGE ROON: 25'3" X 24'5"

STAFF ROOM: 13'3" X 10'

MALE W/C

FEMALE W/C

GROSS INTERNAL FLOOR AREA: 2,926 SQ.FT (272 SQ.FT)

## DESCRIPTION

A lock up retail shop with storage to the rear.

## RATEABLE VALUE

The rateable value is £30,000 which is chargeable at 49p. In the pound.

## ENERGY PERFORMANCE

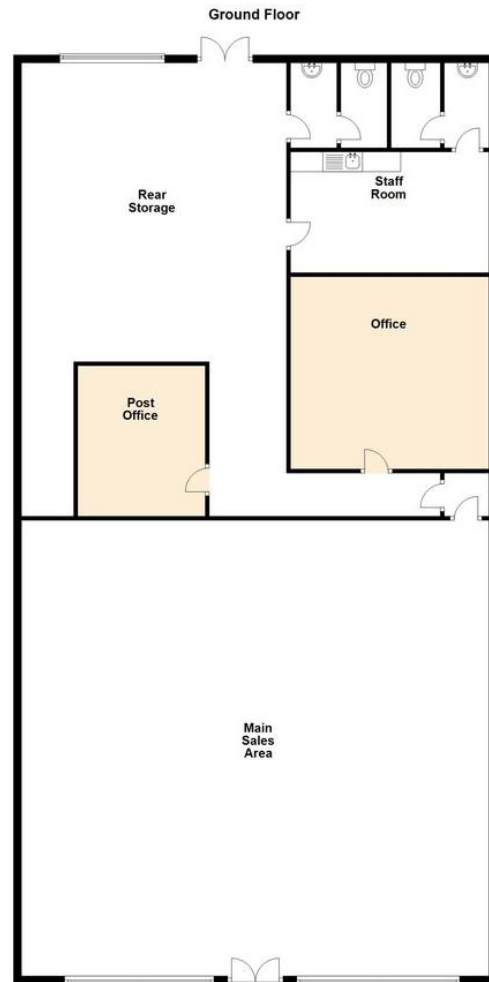
The energy performance Certificate shows a rating of TBC

## TERMS

The premises are to let on a new lease for a term to be agreed at a rent of £39,000 per annum exclusive.

## VIEWING

Prior telephone appointment with Hair & Son: 01702 394959.



Hair & Son – 01702 394959

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

EPC GRAPH 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)

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