



HAIR & SON
THE ESTATE OFFICE

Unit A, The Landmark, 32 Barrington
Green, Debden, Loughton, IG10 2BA
NEWLY CONSTRUCTED RETAIL UNIT - TO LET
2,832 SQ.FT (263 SQ.M)



RENT £38,000 PAX
(£3,166 PCM)

SITUATION AND DESCRIPTION

The properties comprises a newly constructed retail unit within a prestigious and newly built retail development with luxury residential units over and fronts Chigwell Lane in Debden, Loughton.

The premises are finished to a shell condition and a rent free period is available (subject to status) in respect of fit out to include the installation of shop fronts. Consents for A1, A3 & A4. All main services are connected.

The building is in a prominent location and is within walking distance of Debden Underground Station (Central Line) . Sainsbury's and M & S Food are opposite. Epping Forest College is close by (4,000 students).

**RENT FREE PERIOD AVAILABLE FOR FIT OUT
- PROMINENT LOCATION**

ACCOMMODATION

RETAIL AREA: 55' X 51'

GROSS INTERNAL FLOOR AREA: 2,832 SQ.FT. (263 SQ.M.)

DESCRIPTION

NEWLY CONSTRUCTED RETAIL UNIT.

RATEABLE VALUE

The rateable value is to be assessed. The uniform business rate for the year to April 2020-2021 is chargeable at 49p. in the pound.

ENERGY PERFORMANCE

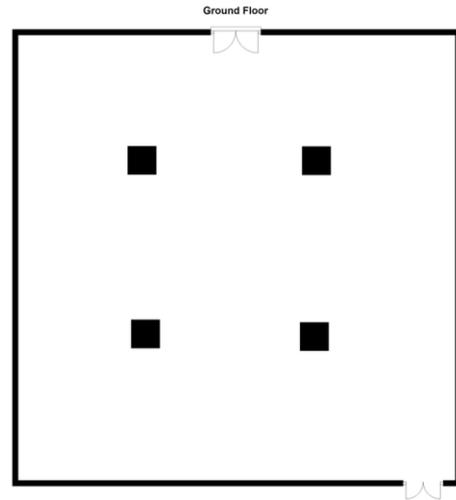
The energy performance Certificate shows a rating of TBC

TERMS

The premises are to let on new full repairing and insuring lease for a term to be agreed at a rent of £38,000 per annum exclusive.

VIEWING

By prior appointment with Hair & Son: 01702 394959.



Hair & Son – 01702 394959

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

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