

PRIME SHOP TO LET

LOUGHTON

208 HIGH ROAD

LOCATION

The property is located along the prime pitch within Loughton in a mixed use retail parade on the busier, western side of the High Road. The property benefits from on-street parking immediately in front of the shop as well as a 28 space public car park, located at the rear off Clifton Road.

Loughton underground station is located approximately 600m from the property.

Nearby retailers include Starbucks Ginger Pig, Gails, Marks and Spencers Foodhall and Costa Coffee.

ACCOMMODATION

The property is arranged over two floors comprising of the following net internal floor areas:-

Ground Floor	776 sq ft	(72.09 sq m)
First Floor	287 sq ft	(26.66 sq m)
Total	1,373 sq ft	(127.56 sq m)

RENT

Quoting: £35,000 per annum.

TERM

New full repairing and insuring lease for a term to be agreed.



BUSINESS RATES

Rateable Value:	£33,500
UBR (2020/21):	£0.499
Rates Payable:	£16,717

VAT

All figures are exclusive of VAT, if applicable.

LEGAL COSTS

Each Party is to be responsible for their own legal costs incurred in the transaction.

VIEWING

Viewings are strictly by prior appointment.

CONTACT

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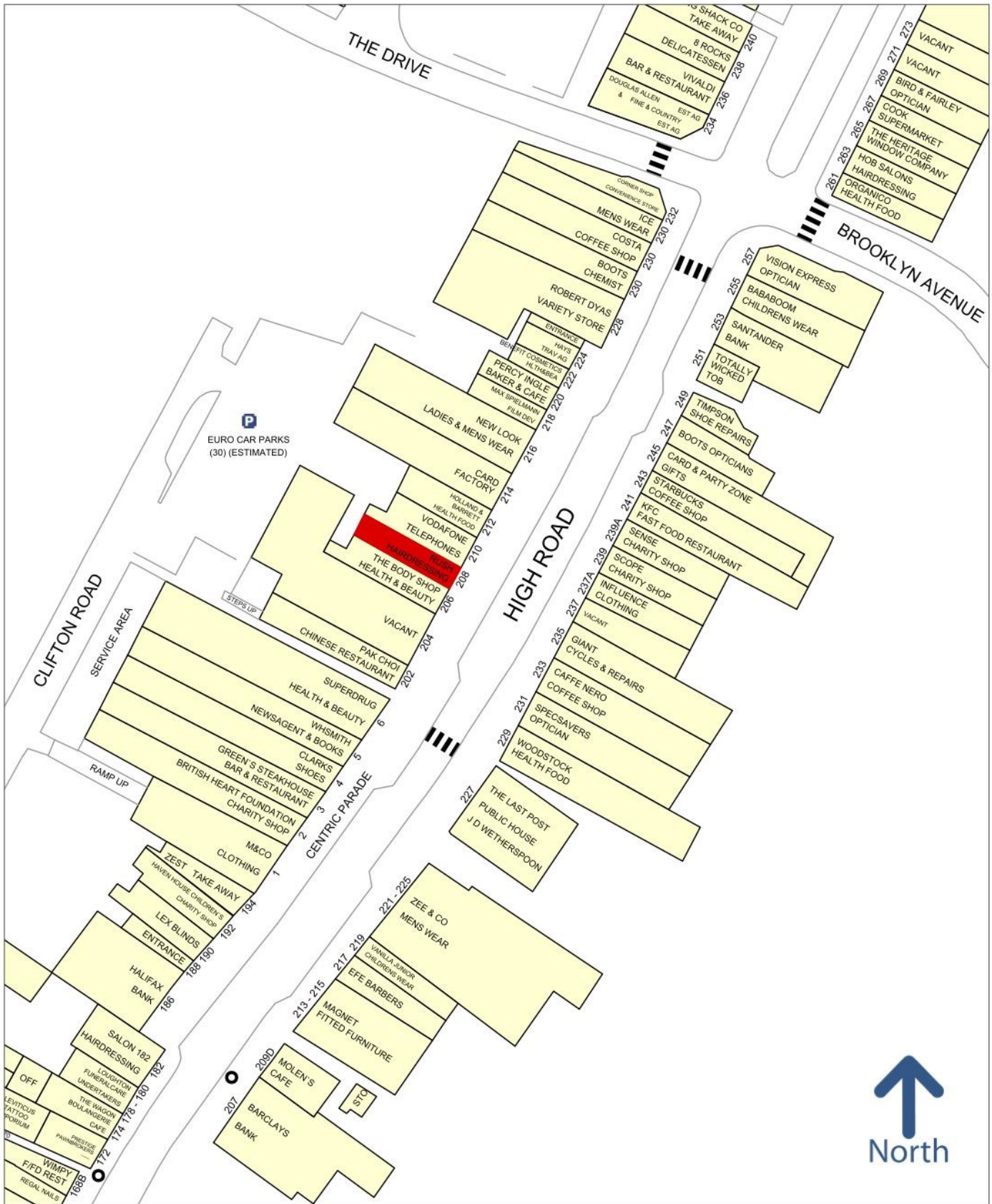
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HARVEY SPACK FIELD





50 metres

Experian Goad Plan Created: 24/02/2021
Created By: Harvey Spack Field



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