

PRIME SHOP TO LET

LOUGHTON

206 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	1,373 sq ft	(127.62 sq m)
First Floor	354 sq ft	(32.91 sq m)
Total	1,727 sq ft	(160.53 sq m)

RENT

Quoting: £45,000 per annum.

TERM

Available for an 8 year term with 4th year review on a new Full Repairing and Insuring Lease.



BUSINESS RATES

Rateable Value:	£42,750
UBR (2020/21):	£0.512
Rates Payable:	£21,888

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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