



**RENT - £25,000 PAX**  
**(£2,083 PCM)**

#### SITUATION AND DESCRIPTION

A takeaway premise located within a parade of shops on Borders Lane, Loughton (683 SQ.FT). The property benefits from a A5 license, other uses may be considered (subject to planning and landlord's consent). There is an extractor system in place (not tested) and on street parking outside the unit.

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.

## ACCOMMODATION

Front Area: 17'01" X 16'06"

Kitchen Area: 21' X 16,06"

Rear Storeroom: 7'08" X 5'04"

Gross Internal: 683 SQ FT (63.5 SQ.M)

## DESCRIPTION

A retail premise most recently trading as a Takeaway (A5).

## RATEABLE VALUE

The rateable value is £9,300 which is chargeable at 49p. in the pound. Small business rate relief may apply.

## ENERGY PERFORMANCE

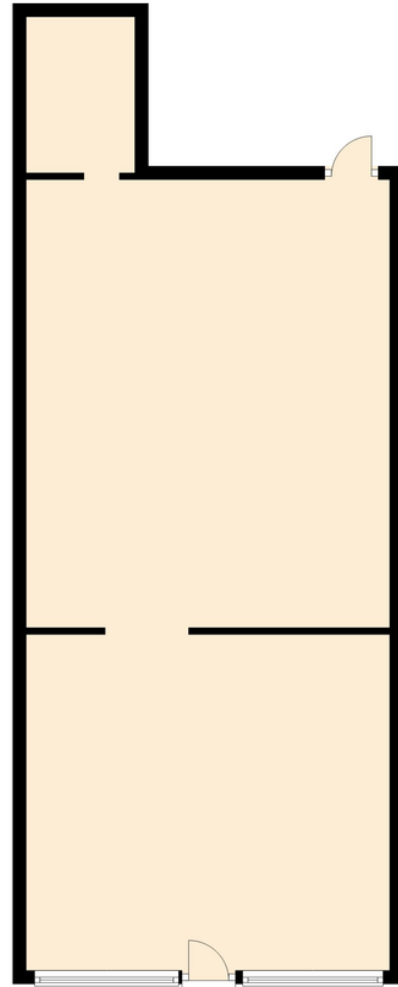
The energy performance Certificate shows a rating of TBC

## TERMS

The premises are to let on a new lease for a term of 8 years at a rent of £25,000 per annum exclusive (subject to rent reviews).

## VIEWING

Prior appointment Via Hair & Son: 01702 394959 (Option 3)



Hair & Son – 01702 394959 (Option 3)

[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 (Option 3)  
More than an estate agent  
[www.hairandson.co.uk](http://www.hairandson.co.uk)

Commercial Dept.  
190 London Road  
Southend-on-Sea,  
Essex. SS1 1PJ

