RENT - £25,000 PAX

(£2,083 PCM)

The property is located on The Broadway and comprises a retail shop which has most recently been used as a retail premises but would suit a variety of uses (subject to Landlords consent). The premises currently has Class E consent. The shop is largely open plan and offers a sales area of 804 SQ.FT (75 SQ.M) with a W/C located to the rear.

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.

ACCOMMODATION

MAIN SALES AREA: 48'2" X 16'7"
W/C

GROSS INTERNAL FLOOR AREA: 861 SQ.FT (80 SQ.M)

EXTERNAL STORE: 7' X 5'

DESCRIPTION

Lock up retail premises with 804 SQ.FT (75 SQ.M) of sales area.

RATEABLE VALUE

The rateable value is £12,500 which is chargeable at 49p. in the pound. Small business rate relief may apply.
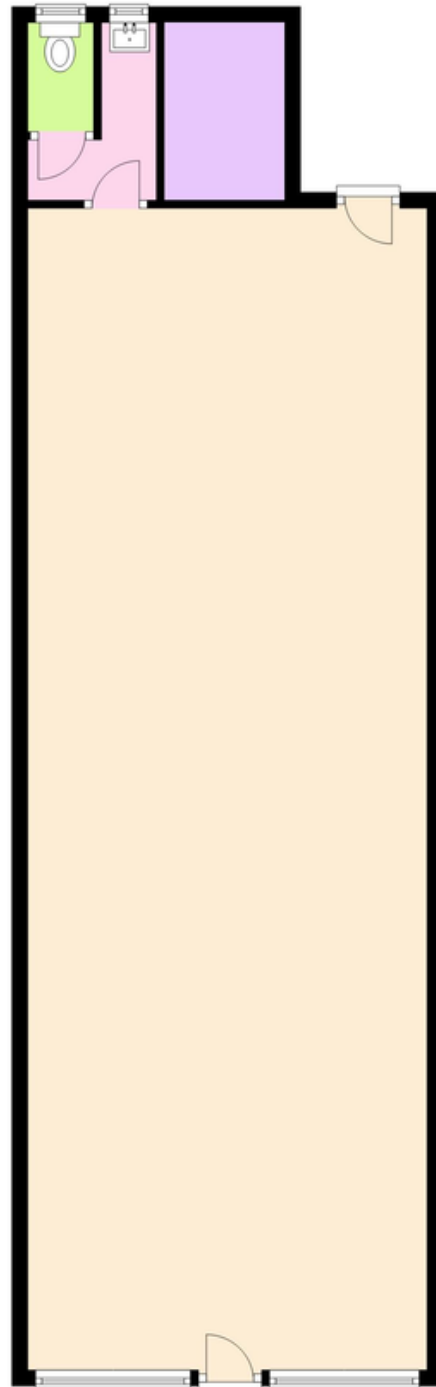
ENERGY PERFORMANCE

The energy performance Certificate shows a rating of TBC

TERMS

The premises are to let on a new lease for a term of 7 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

t. 01702 394959 (Option 3)

More than an estate agent

www.hairandson.co.uk

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

naea propertymark PROTECTED

RICS

TDS THE DISPUTE SERVICE

The Property Ombudsman SALES