

# RENT- £27,500 PAX (£2,292 PCM)

## SITUATION AND DESCRIPTION

The premises comprise a lock up shop located on The Broadway, Debden which is home to a mix of local and national retailers including Boots, Superdrug, Iceland, Greggs, William Hill and The Original Factory Shop. The shop has most recently traded as a gaming shop but would suit a variety of uses subject to landlord's consent.

This double fronted shop is located within walking distance of Epping Forest College which hosts some 4000 students.

Debden Underground Station (Central Line) is close by with its' links to London, Debden being a popular location for commuters.

The premises has a suspended ceiling with category II style lighting. There is customer parking in The Broadway and close by in a municipal shopper's car park (charged for).

USE- Sui Generis (Esports and Gaming Café)

## ACCOMMODATION

Sales Area: 21'04" X 54'01"

Storage Area: 5'05" X 4'05"

Storage Area: 5'05" X 2'09"

Main Storage Area: 8'07" X 8'11" (widening to 22'03" X 11'01")

W.C

TOTAL GROSS INTERNAL FLOOR AREA: 1,588 SQ.FT (147.5 SQ.M)

## DESCRIPTION

A ground floor lock up shop with loading to the rear.

## RATEABLE VALUE

The rateable value is £19,500 which is chargeable at 49.6p. in the pound for the rating year to April 2024

## ENERGY PERFORMANCE

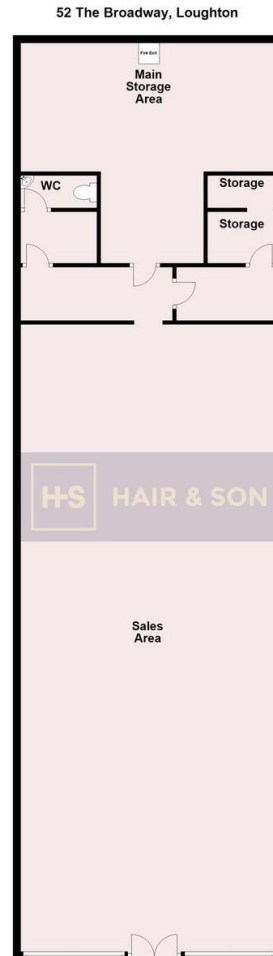
The energy performance Certificate shows a rating of C-72

## TERMS

The premises is being advertised on the basis of a new full repair and insuring lease for a term of 7 years outside of The Landlord and Tenant Act 1954 with a rent review at year 4. The annual rent shall be £27,500 per annum exclusive subject to rent reviews, with further terms to be agreed.

## VIEWING

Via prior telephone appointment with Hair and 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

