

INCORPORATING...

brian **dadd** commercial

TO LET

£45,000 PER ANNUM

- Ground floor lock-up shop with first floor ancillary accommodation
- Suitable for a variety of uses
- High Road location
- Approx 1,608 sq ft

CONTACT: 020 8501 9220
loughton@clarkehillyer.co.uk
www.clarkehillyer.co.uk

206 HIGH ROAD, LOUGHTON, ESSEX, IG10 1DZ



Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.



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Location

Situated on High Road, Loughton, which is home to many multiple retailers such as Magnet Kitchens, Robert Dyas and Marks and Spencer. There are also many banks and cafes/restaurants located on the High Road. Pay and display parking is available on the street, and there are public car parks off the High Road. The Central Line station at Loughton provides a regular service to and from London and access to the motorway network is via Junction 26 of the M25 at Waltham Abbey or via Junction 5 of the M11 at Loughton (southbound).

Description

Comprising a ground floor lock up shop with ancillary first floor space. The shop was previously occupied by 'The Body Shop' but would be suitable for a variety of uses. The accommodation is more particularly described as follows:

Ground floor: 1,351 sq ft (125.5 sq m).

1st floor office: 133 sq ft (12.4 sq m).

1st floor kitchenette: 124 sq ft (11.5 sq m).

Male & female toilets included on the 1st floor.

All measurements quoted are approximate only.

Terms

The property is available by way of a new full repairing and insuring lease, for a term of 8 years, at a rent of £45,000 per annum.

Business Rates

Epping Forest District Council have informed us of the following:

2023 Rateable Value: £33,500

2023/24 UBR: 0.499 P/£

2023/24 Rates Payable: £16,716.50

Interested parties are advised to ascertain current rate liability with the Local Authority.

Legal Costs

To be met by the ingoing tenant.

Viewings

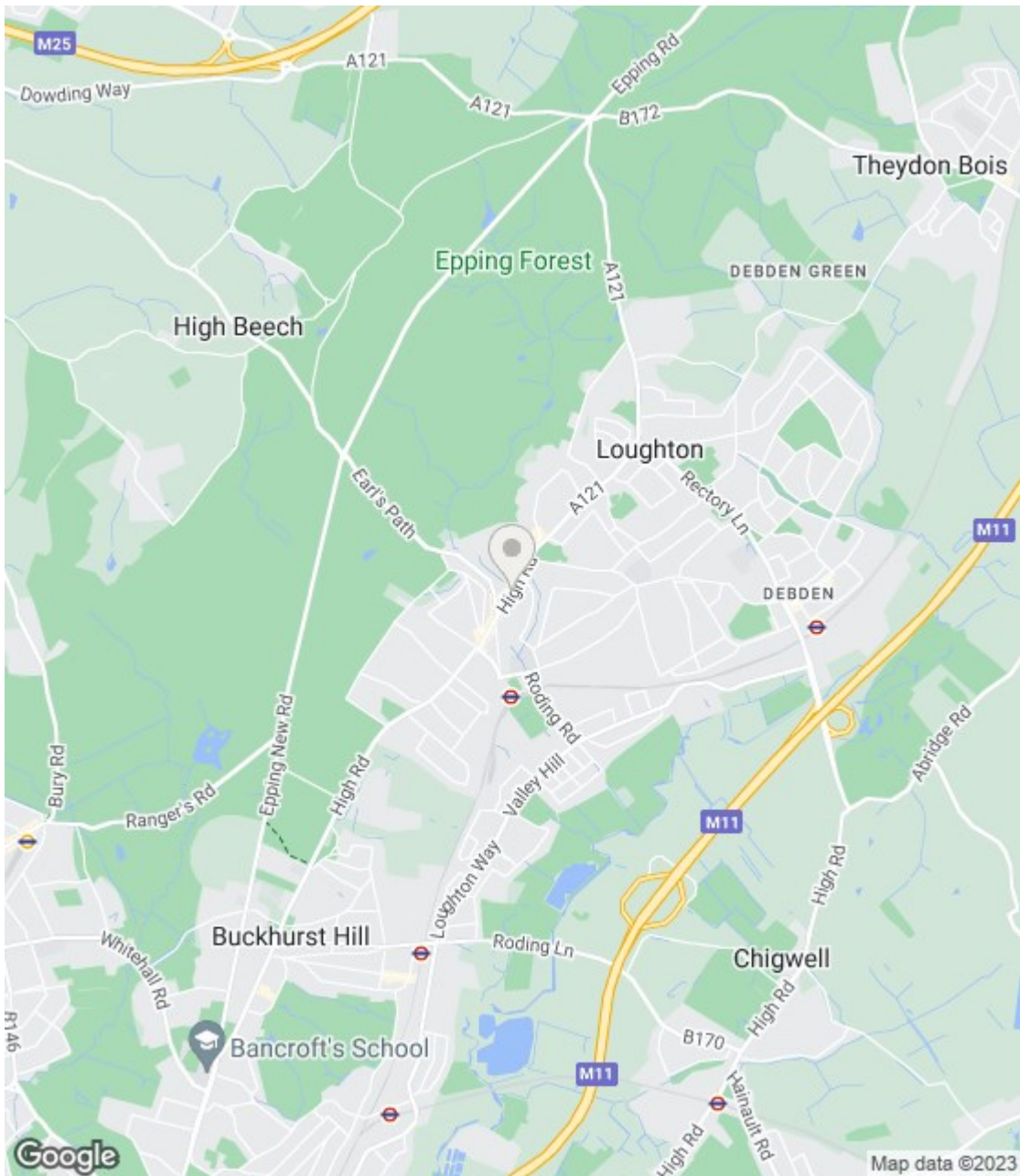
Strictly via joint sole agents Clarke Hillyer, tel 020 8501 9220.


EPC

The premises have an Energy Performance Certificate rating of C.



COMMERCIAL



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



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