

INCORPORATING...

brian **dadd** commercial

TO LET

£47,500 PER ANNUM

- Double-fronted lock-up shop
- Broadway location
- Rear loading/parking included
- Suitable for a variety of uses
- Totalling approx 2,768 sq ft

18 THE BROADWAY, DEBDEN, LOUGHTON, ESSEX, IG10  
3ST



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.



#### Location

Situated prominently on Debden Broadway, in Loughton, Essex, which comprises a variety of local businesses and multiple occupiers such as Iceland, Greggs and Superdrug. The premises are situated less than 300 m (985 ft) from Debden Tube Station which is on the Central Line and provides a regular service into Central London. Access to the motorway network is via Junction 5 (southbound only) of the M11 at Debden and Junction 26 of the M25 at Waltham Abbey.

#### Description

Comprising a double-fronted lock-up shop with rear parking/loading. The shop has been occupied by Boots The Chemist for many years but would be suitable for a variety of uses. The premises are more particularly described as follows:

Sales area: 1,397 sq ft (129.8 sq m).

Rear of shop: 118 sq ft (11 sq m).

Shop storage: 70 sq ft (6.5 sq m).

Ancillary 1: 119 sq ft (11 sq m).

Ancillary 2: 214 sq ft (19.9 sq m).

Ancillary 3: 153 sq ft (14.2 sq m).

Ancillary 4: 332 sq ft (30.8 sq m).

Tea Room: 157 sq ft (14.6 sq m).

Kitchenette: 59 sq ft (5.5 sq m).

Gent's locker room: 55 sq ft (5.1 sq m).

Ladies' locker room: 96 sq ft (8.9 sq m).

Total: 2,768 sq ft (257.2 sq m).

Toilet facilities included.

Rear parking/loading area.

All measurements quoted are approximate only.

#### Terms

The premises are available by way of a new 9 year full repairing and insuring, outside the Landlord and Tenant Act 1954, at a rent of £47,500 per annum.

#### Business Rates

Epping Forest District Council have informed us of the following:

2023 Rateable Value: £28,250

2023/24 UBR: 0.499 P/£

2023/24 Rates Payable: £14,096.75

Interested parties are advised to contact the Local Authority to confirm current rate liability.

#### Legal Costs

To be met by the ingoing tenant.

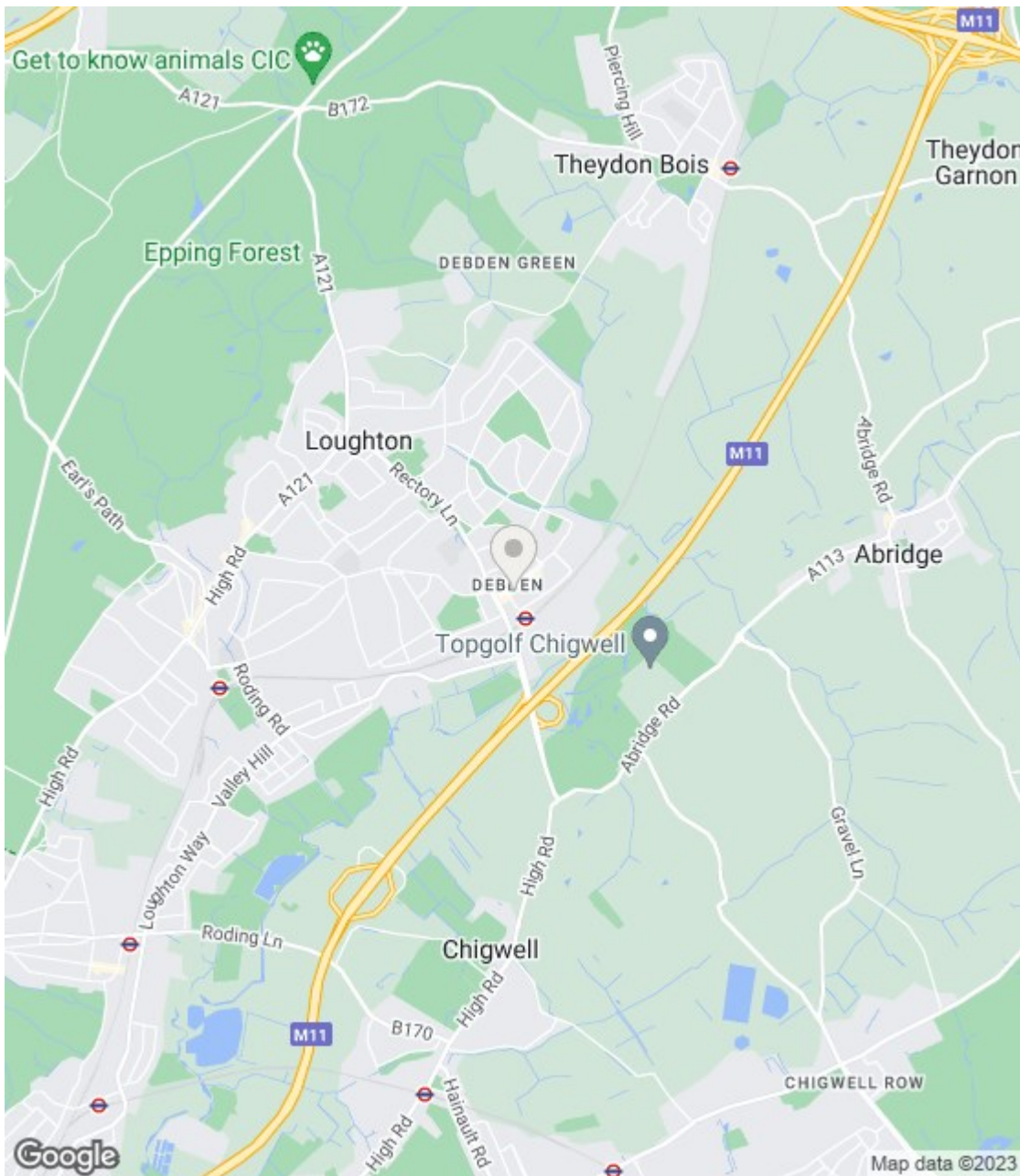
#### Viewings


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

#### EPC

The premises have an Energy Performance Certificate of D.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>57</b>	<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
EU Directive 2002/91/EC 		

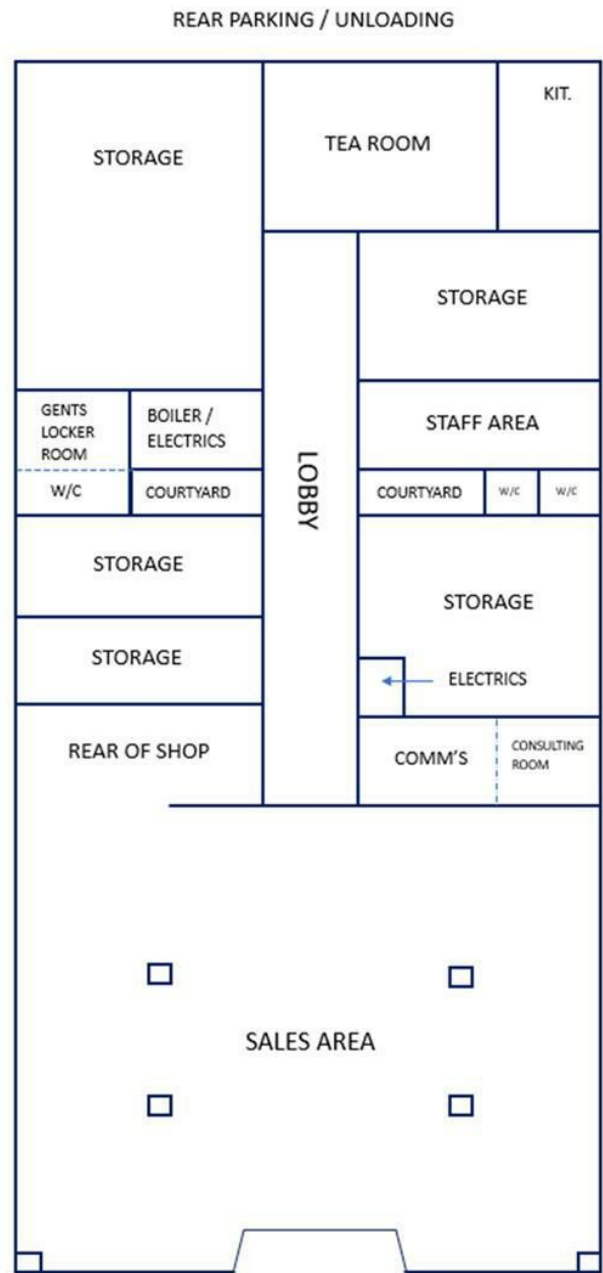


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