

INCORPORATING...

brian **dadd** commercial

TO LET

£19,000 PER ANNUM

- Ground floor lock-up shop
- Totalling approx 1,258 sq ft
- Suitable for a variety of occupiers
- Includes rear yard for parking/loading
- Broadway location

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

43 THE BROADWAY, DEBDEN, LOUGHTON, ESSEX, IG10
3SP



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 0.3 miles (482 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 ground floor lock-up shop which was occupied by a butchers for many years. The property would ideally suit a similar business, although alternative occupiers may be considered. The premises benefit from a large rear yard which could be used for parking, storage and loading. The accommodation is more particularly described as follows:

Sales area (including cold store): 843 sq ft (78.3 sq m).

Rear of shop: 176 sq ft (16.4 sq m).

Rear cold store: 104 sq ft (9.7 sq m).

External store: 135 sq ft (12.5 sq m).

Total: 1,258 sq ft (116.9 sq m).

Toilet facilities included.

Rear yard.

All measurements quoted are approximate only.

Terms

Available by way of a new full repairing and insuring lease, on terms to be agreed, at a rent of £19,000 per annum.

Business Rates

Epping Forest District Council have informed us of the following:

2023 Rateable Value: £15,000

2025/26 UBR: £0.499

2025/26 Rates Payable: £7,485

Interested parties are advised to contact the local authority to ascertain current rate liability.

Legal Costs

To be met by the ingoing tenant.

Viewings

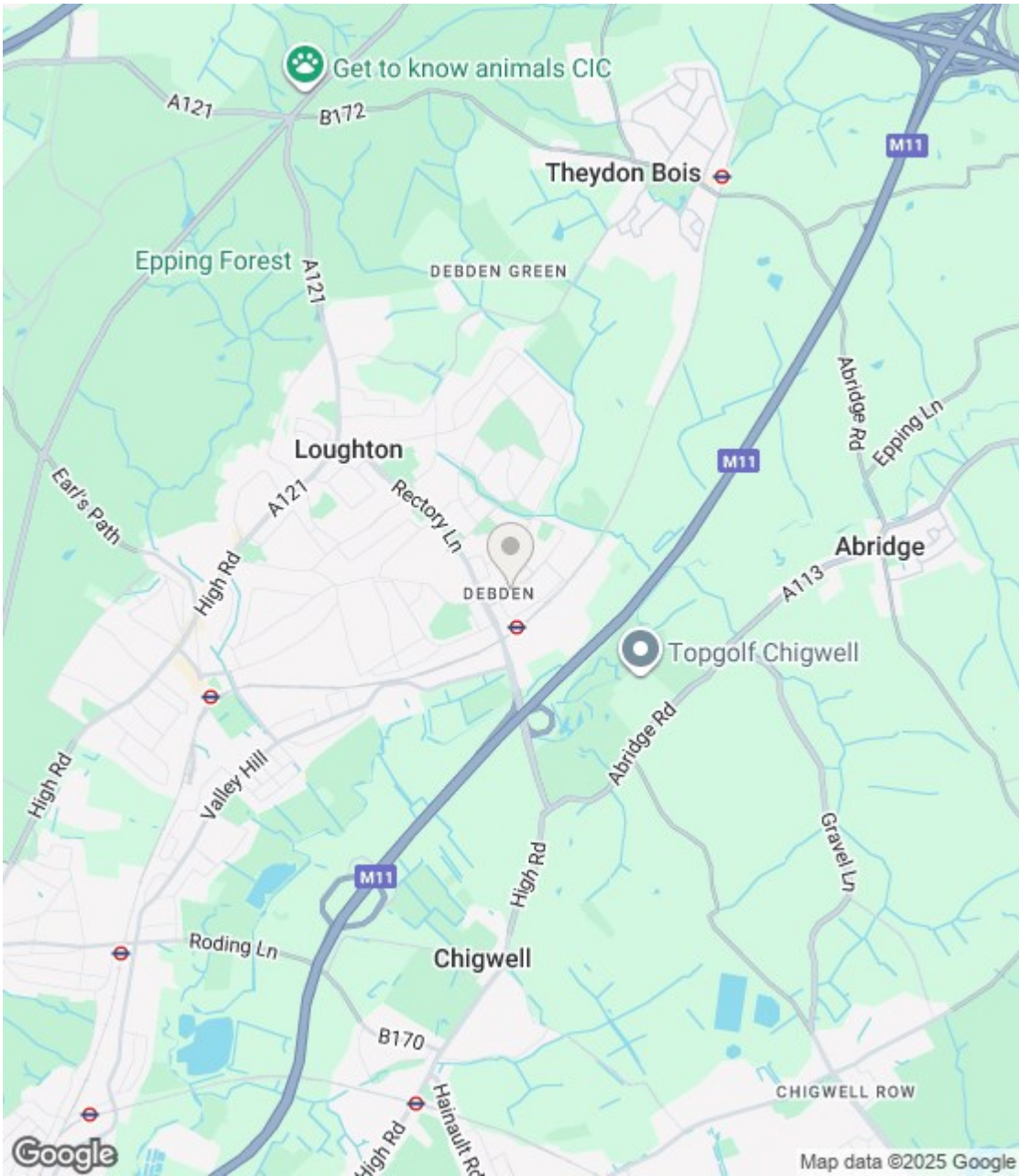
Strictly via sole agents, Clarke Hillyer on 0208 501 9220.


EPC

The premises have an Energy Performance Certificate rating of D.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	60
(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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COMMERCIAL