

INCORPORATING...

brian **dadd** commercial

TO LET

£24,750 PER ANNUM

- Ground floor lock-up shop
- Approx 1,165 sq ft
- Suitable for a variety of uses
- Rear access

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

26 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.





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#### 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 305 m (1,000 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 traded as a green grocers for many years. The premises would be suitable for a variety of uses and are more particularly described as follows:

Ground floor sales area: 1,025 sq ft (95.2 sq m).

Mezzanine: 140 sq ft (13 sq m).

Total: 1,165 sq ft (108.2 sq m).

Toilet facilities included.

Rear yard.

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 £24,750 per annum.

#### Business Rates

Epping Forest District Council have informed us of the following:

2023 Rateable Value: £17,250

2025/26 UBR: 0.499 P/£

2025/26 Rates Payable: £8,607.75

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

#### Legal Costs

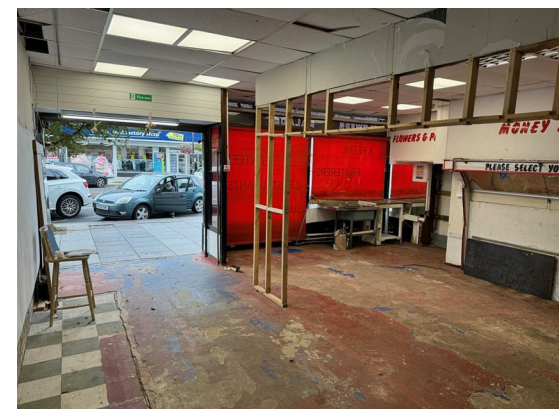
To be met by the ingoing tenant.

#### Viewings

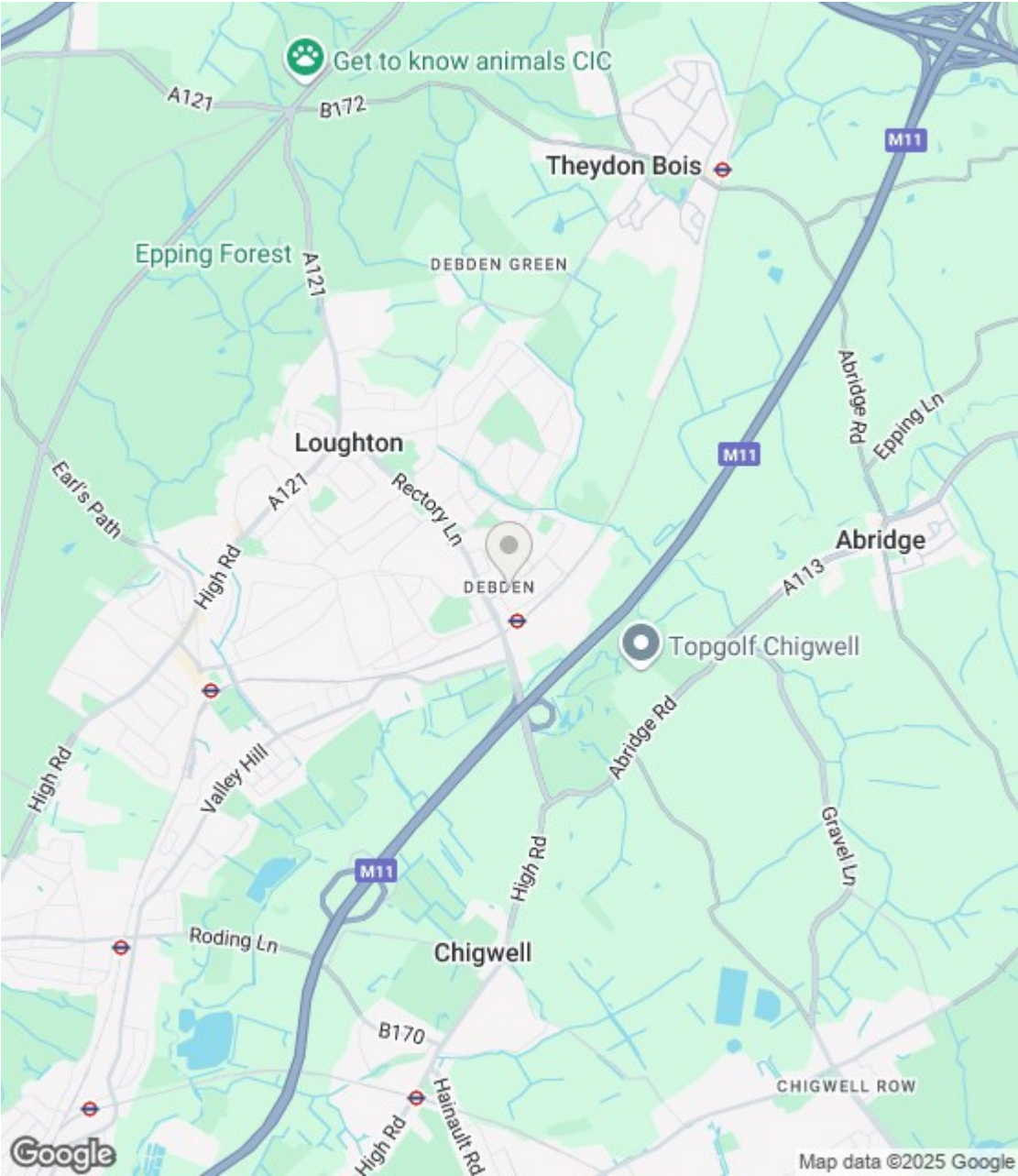
Strictly via sole agents Clarke Hillyer, tel 020 8501 9220.


#### EPC

The premises have an Energy Performance Certificate of D.



COMMERCIAL



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</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>71</b>	
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 





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