

INCORPORATING...

brian **dadd** commercial

TO LET

£57,500 PER ANNUM

- Double-fronted lock-up shop
- Suitable for a variety of occupiers
- Totalling approx 1,356 sq ft
- High Road location

252C HIGH ROAD, LOUGHTON, ESSEX, IG10 1RB



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 Holland and Barrett, Robert Dyas and Morrisons. There are also many 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 double-fronted ground floor lock up shop which was previously occupied by an estate agent. The premises would be suitable for a variety of users and are more particularly described as follows:

Sales Area: 1,184 sq ft (110 sq m).

Kitchenette: 65 sq ft (6 sq m).

Store 1: 56 sq ft (5.2 sq m).

Store 2: 51 sq ft (4.7 sq m).

Total: 1,356 sq ft (126 sq m).

Toilet facilities included.

All measurements quoted are approximate only.

Terms

Available on a new full repairing and insuring lease, on terms to be agreed, at a rent of £57,500 per annum.

Business Rates

Epping Forest District Council have informed us of the following:

2023 Rateable Value: £45,000

2025/26 UBR: 0.499 P/£

2025/26 Rates Payable: £22,455

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

Legal Costs

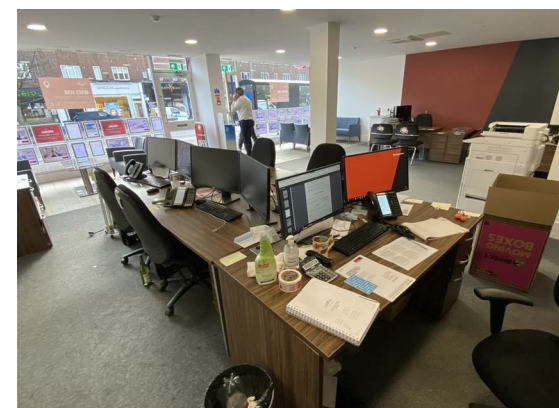
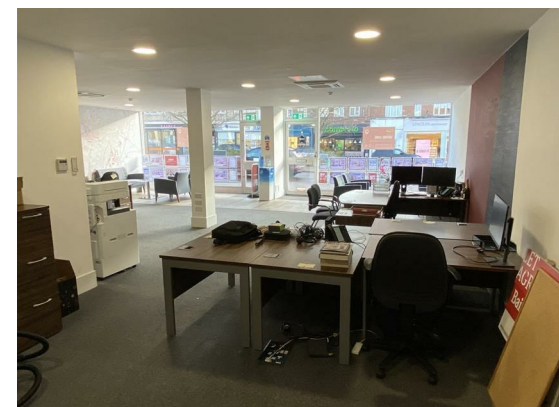
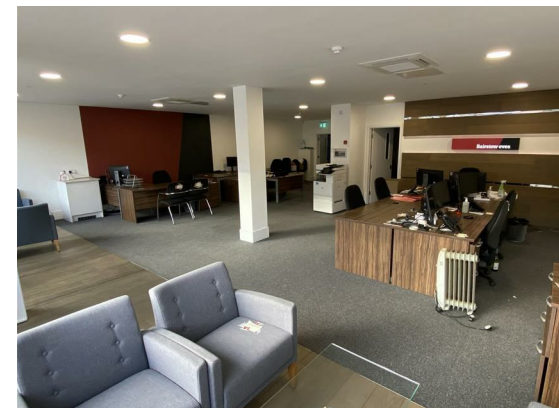
To be met by the incoming tenant.

Viewings

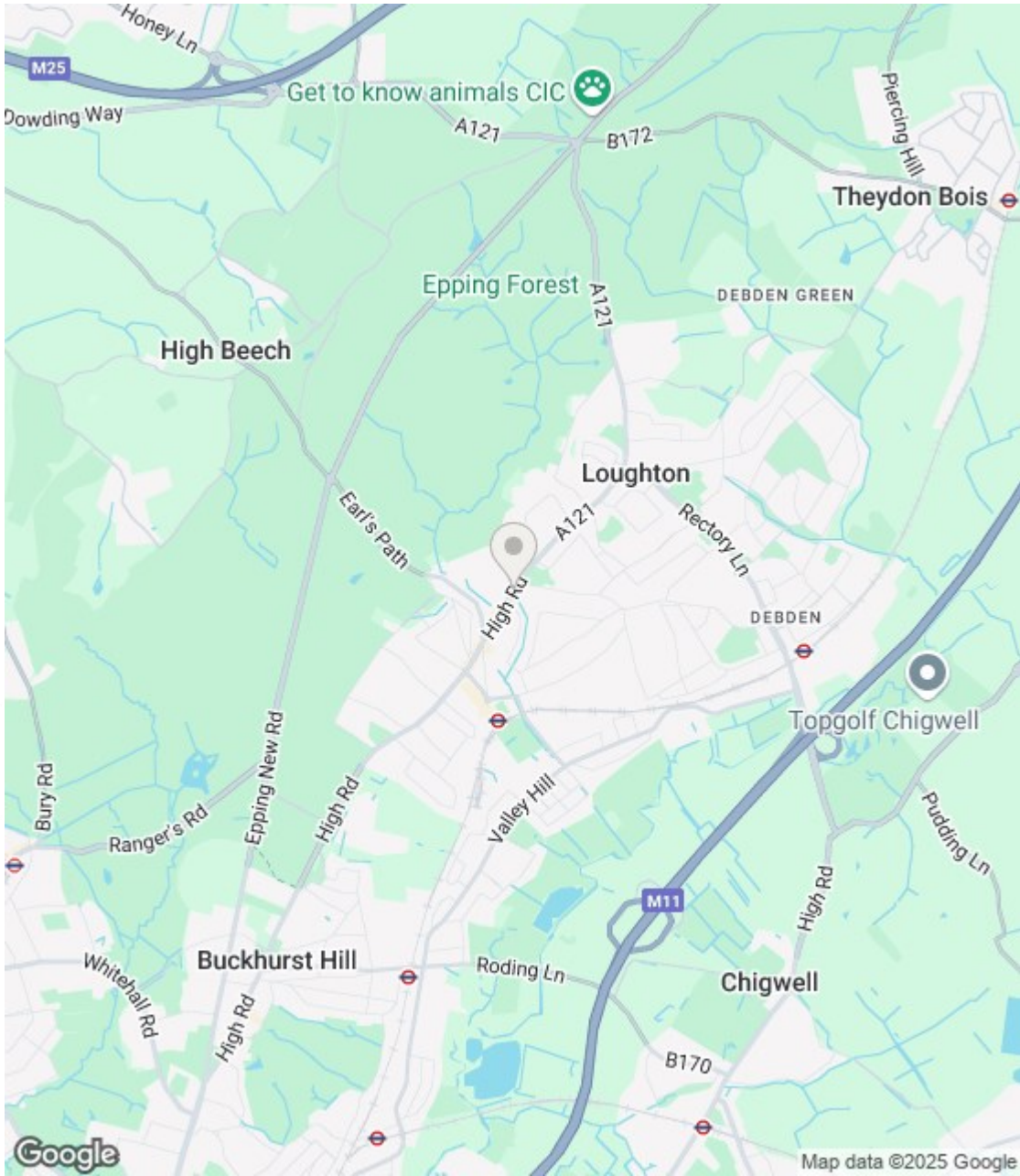
Strictly via agents Clarke Hillyer, tel 020 8501 9220.

EPC

The premises have an Energy Performance Certificate rating of C.



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	70
(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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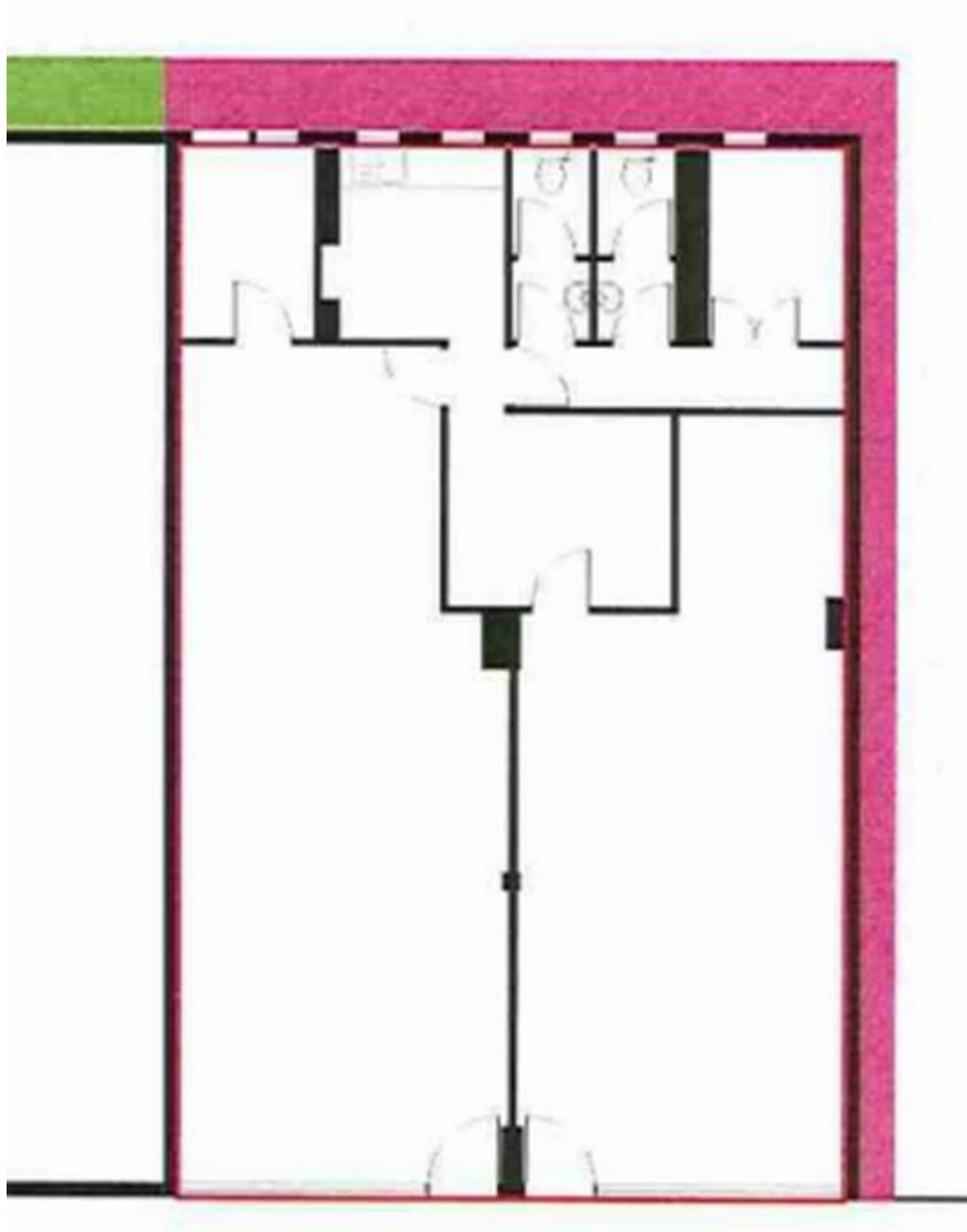
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