



## PRIME LOCATION SHOP

2,378 SQ FT (220.92 SQM) APPROX

# UNDER OFFER

269 High Street  
Epping  
Essex  
CM16 4BP

- Grade II Listed Building
- 1712 Sq Ft Sales
- 666 Sq Ft Store
- Character Features Retained
- Part Air-Conditioned
- Rateable Value £52,000
- VAT is charged
- EPC Rating - D89

**RENT £60,000 per annum  
exclusive**

# Mullucks

01279 755900 | [mullucks@mullucks.co.uk](mailto:mullucks@mullucks.co.uk)

## DESCRIPTION

269 High Street is an attractive Grade II Listed building in the prime shopping area of Epping.

Double windows to the High Street and return frontage to Buttercross Lane gives extensive window display.

Internally, the shop is generally open plan, with exposed brick chimney breast and beams, giving the shop character. To the rear is a secure store.

Shop Width	8.3m max
Retail Depth	20m (Ave)
Sales Area	1,712 Sq Ft
Store	666 Sq Ft

Nearby occupiers include Cafe Nero, Greggs, Marks & Spencer Food, Wildwood and Holland & Barrett.

## TERMS

The property is available by way of a full repairing and insuring lease for a minimum term of 10 years.

The letting is to be outside the security of tenure provisions of the Landlord and Tenant Act.

A deposit will be required to be held for the duration of the term. Further details available upon request.

## SERVICE CHARGE

A service charge is levied towards the upkeep of common building maintenance and decoration. Buildings insurance is charged separately. The tenants contribution to these costs are to be confirmed.

## BUSINESS RATES

We understand that the property has a Rateable Value of £52,000.

Prospective occupiers should make their own enquiries of Epping Forest District Council - 01992 564064 to verify the Business Rates payable.

## LEGAL COSTS

Each party is to bear their own legal fees incurred in the transaction.

## AGENTS NOTE

The property will be available for occupation from February 2023.

## REFERENCES

Prospective tenants will be required to provide business accounts and satisfactory bank, accountant and two trade references (if applicable). A fee of £60 inclusive of VAT is payable towards processing these references.

## VAT

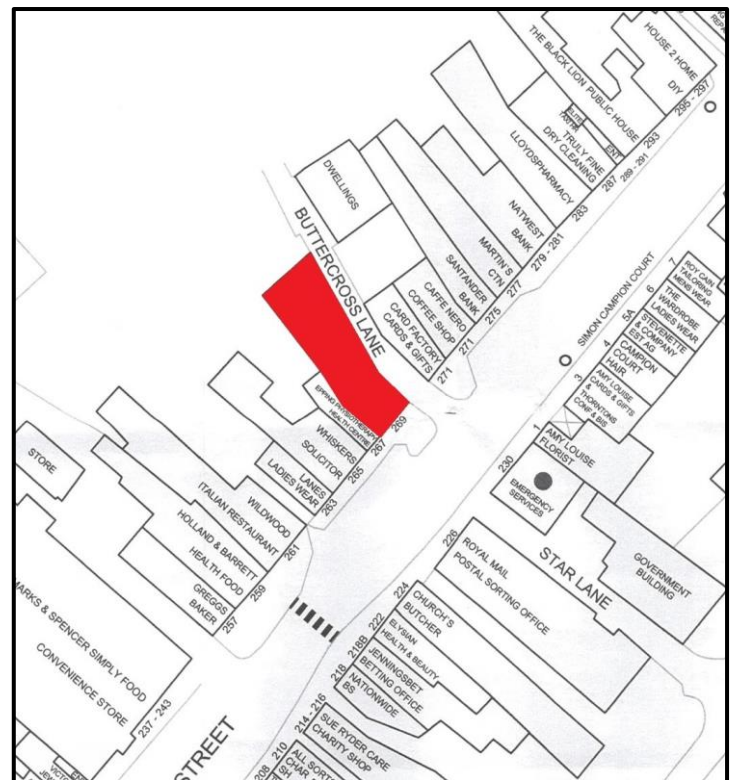
Unless otherwise stated, all prices and rents quoted are exclusive of VAT. Any intending tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We understand VAT is charged on sums due.

## MONEY LAUNDERING REGULATIONS 2017

Estate Agents are required to gain proof of identity from Companies and Individuals before accepting an offer for any property. Further information upon request.

## CONSUMER PROTECTION REGULATIONS

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or online at <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>



All descriptions, dimensions, references to condition and necessary permissions for use, occupation and other details contained herein are for general guidance only and prospective purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. Mullucks employees or representatives do not have any authority to make or give any representation or warranty or enter into any contract in relation to the property.

OS Licence No.100005829. Reproduced from the Ordnance Survey Map with the permission of the Controller of His Majesty's Office. Crown Copyright.

KW/COM.4466.10.22

# Mullucks

01279 755900 | [mullucks@mullucks.co.uk](mailto:mullucks@mullucks.co.uk)