



## TOWN CENTRE OFFICES TO LET

1,878 SQ FT (174.47 SQM) APPROX

First & Second Floor, 225 High Street, Epping, Essex, CM16 4BL

Situated overlooking the High Street, these offices are accessed via a private entrance off Cottis Lane.

The offices are arranged over First and Second Floors, with staff facilities on each floor, and comprise a number of rooms of varying sizes.

The First Floor has a large panelled office overlooking the High Street, with an attractive fireplace, two further offices, and ancillary space. The Second Floor is divided into a large office and staffroom. WC facilities are on each floor.

- Grade II Listed Building
- Overlooking The High Street
- Panelled Main Office
- Gas Heating System
- Self Contained
- Rateable Value £14,000
- VAT is charged
- EPC Rating C

RENT £25,750 per annum exclusive

# Mullucks

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## TERMS

The property is available by way of a full repairing and insuring lease for a term of 6 years, subject to 3 yearly rent reviews.

A tenant's option to break at the end of the third year will be granted.

The letting will be outside the Security of Tenure provisions of the Landlord & 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 maintenance of external areas and is £1,500 + VAT per annum.

Building's insurance is charged separately - to be confirmed.

## BUSINESS RATES

We understand that the property has a Rateable Value of £14,000.

Dependent upon individual circumstances, occupiers may be eligible for Small Business Rates Relief. 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.

## 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/>

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