



HIGH STREET SHOP TO LET

380 SQ FT (35.3 SQM) APPROX

124 High Street, Epping, Essex CM16 4AG

124 High Street is a ground floor shop overlooking the double roundabout junction of the High Street with St Johns Road and Station Road. Other retailers in the vicinity include Interiors, hairdresser, wellbeing, estate agents, funeral directors, café and beautician.

The shop provides open retail area with a step up to the rear store and office/staff area. A single wc is externally accessed to the rear.

- 3/4 Height Window Display
- Raised Display Plinth
- 210 Sq Ft Retail Area
- Rear Store/Staff Area
- Security Grills
- Single WC
- Rateable Value £10,250
- VAT is not charged
- EPC Rating - D

RENT £13,000 per annum exclusive

Mullucks

01279 755900 | mullucks@mullucks.co.uk



Retail Width	3m
Retail Depth	6.3m
Shop Depth	11.4m
Retail Height	2.6m
Rear Height	2.2m

TERMS

The property is available to let by way of an internal repairing and insuring lease for a minimum of 3 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 common services, payable as and when. Buildings insurance is charged separately, currently £175 per annum.

BUSINESS RATES

We understand that the property has a Rateable Value of £10,250. 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 on 01992 564064 to verify the Business Rates payable.

AGENTS NOTE

Uses competing with nearby tenants will not be considered. Restaurant and takeaway uses will not be considered.

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.

LEGAL COSTS

The tenant is to make a contribution of £500 + VAT (£600) towards the landlord's legal fees. This sum is to be deposited with solicitors prior to legal documentation being issued.

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 **not 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/>

KW/COM.4630.05.24

Mullucks

01279 755900 | mullucks@mullucks.co.uk