



CLARKE
HILLYER
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

£31,000 PER ANNUM

- Ground floor lock-up shop
- Suitable for a variety of uses
- High Road location
- Approx 611 sq ft

220 HIGH ROAD, LOUGHTON, ESSEX, IG10 1ET



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

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 Magnet Kitchens, Robert Dyas and Marks and Spencer. There are also many cafes and 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 ground floor lock up shop with rear kitchen/storage area. The shop is currently occupied by a bubble tea shop but would be suitable for a variety of uses.

The accommodation is more particularly described as follows:

Sales area (including kitchen/prep area): 611 sq ft (56.8 sq m).

Toilet included.

All measurements quoted are approximate only.

Terms

The premises are available by way of an assignment of the current lease which runs until March 2032, subject to a break clause in March 2027, and the passing rent is £31,000 plus VAT. Our client is seeking a premium for various fixtures, fittings and equipment. Premium on application.

Business Rates

Please contact us for further details.

Legal Costs

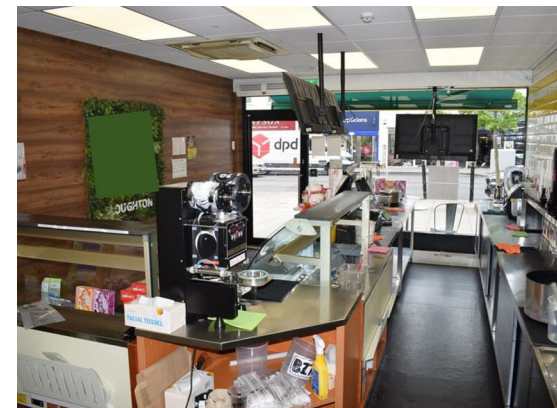
To be met by the ingoing tenant.

Viewings

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

EPC

The premises have an Energy Performance Certificate rating of C.



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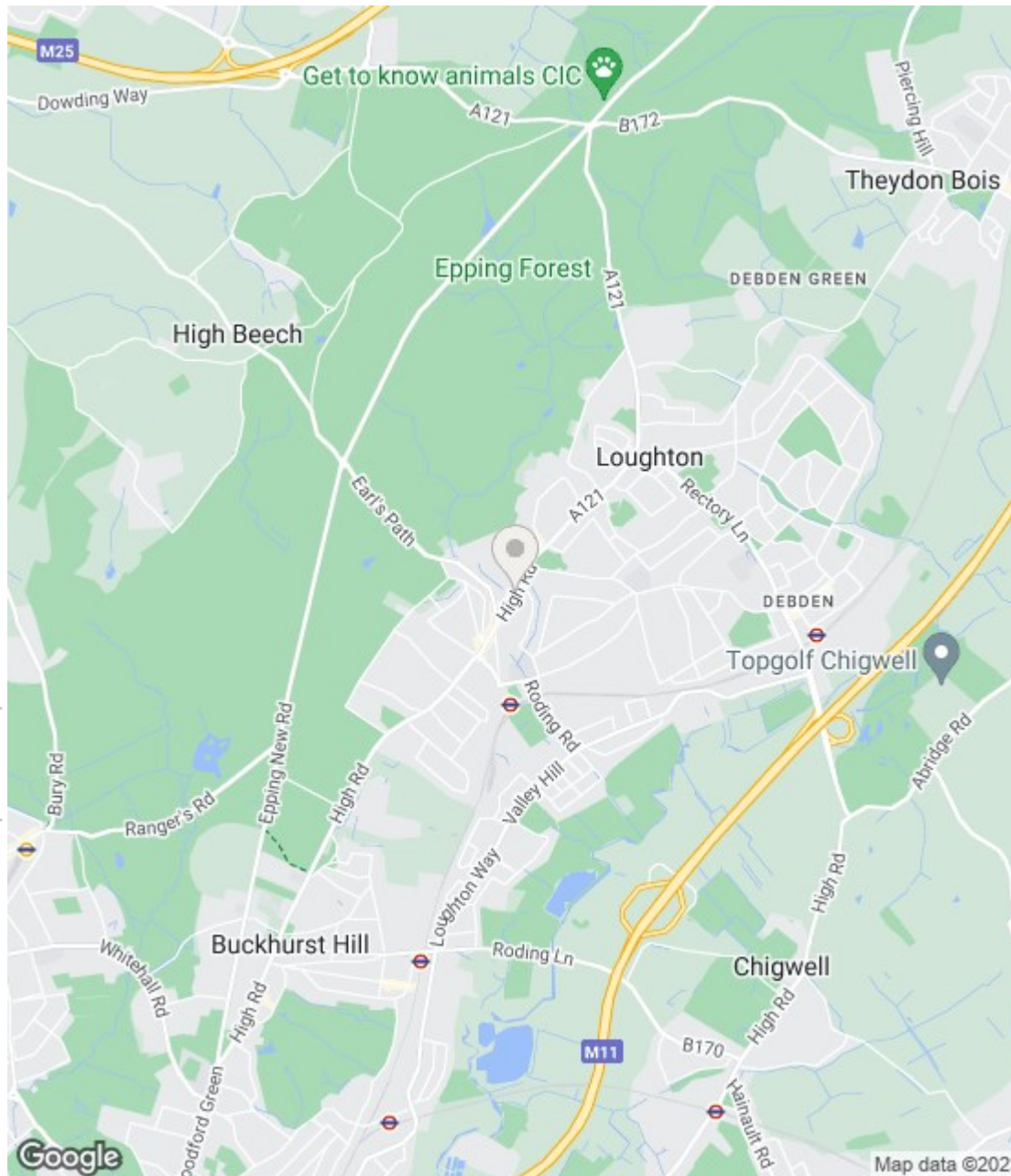
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	60
(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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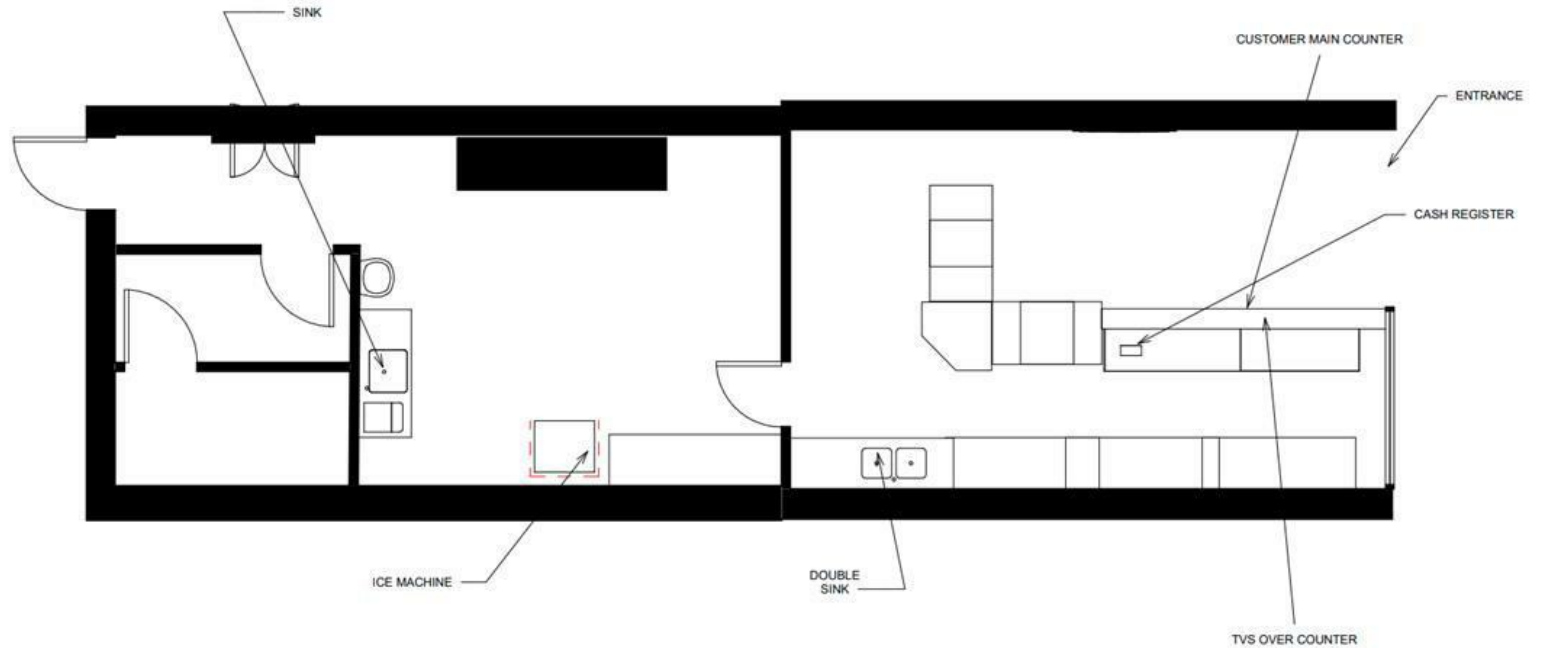
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