



CLARKE
HILLYER
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

£14,500 PER ANNUM

- Ground floor commercial unit
- Approx 810 sq ft
- Suitable for a variety of uses
- Parking available
- Incentives available

38C CHIGWELL LANE, LOUGHTON, ESSEX, IG10 3NY



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.

CONTACT: 020 8501 9220
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Location

Situated on the west side of Chigwell Lane (A1168) on the opposite side of the road to Debden Station. The unit is approximately ¼ mile from the M11 (Junction 5-southbound only) and approximately 4 miles from the M25 (Junction 26). Debden Station is on the Central Line, and this provides a regular commuter service to and from London. Debden Broadway comprises a variety of independent and multiple traders and the Epping Forest Retail Park in Langston Road is home to many brands such as Aldi, Next and TK Maxx.

Description

Comprising a self-contained commercial unit of 810 sq ft (75.2 sq m). The premises are currently being used by a foodbank but would be suitable for a variety of alternative uses.

The premises benefit from their own toilet and kitchenette.

The office has 1 parking space available at £1,500 + vat per annum.

All measurements are approximate only.

Terms

Available on a new full repairing and insuring lease at a rent of £14,500 plus VAT per annum exclusive. The lease is to be excluded from the Landlord and Tenant Act 1954.

Business Rates

Epping Forest District Council have informed us of the following:

2023 Rateable Value: £13,250

2023/24 UBR: 0.499 P/£

2023/24 Rates Payable: £6,611.75

Interested parties may benefit from Small Business Relief and are advised to verify these figures with the Local Authority.

Legal Costs

To be met by the ingoing tenant.

Viewings

Strictly via sole agents Clarke Hillyer on 020 8501 9220.

EPC

The premises have an Energy Performance Certificate rating of C.

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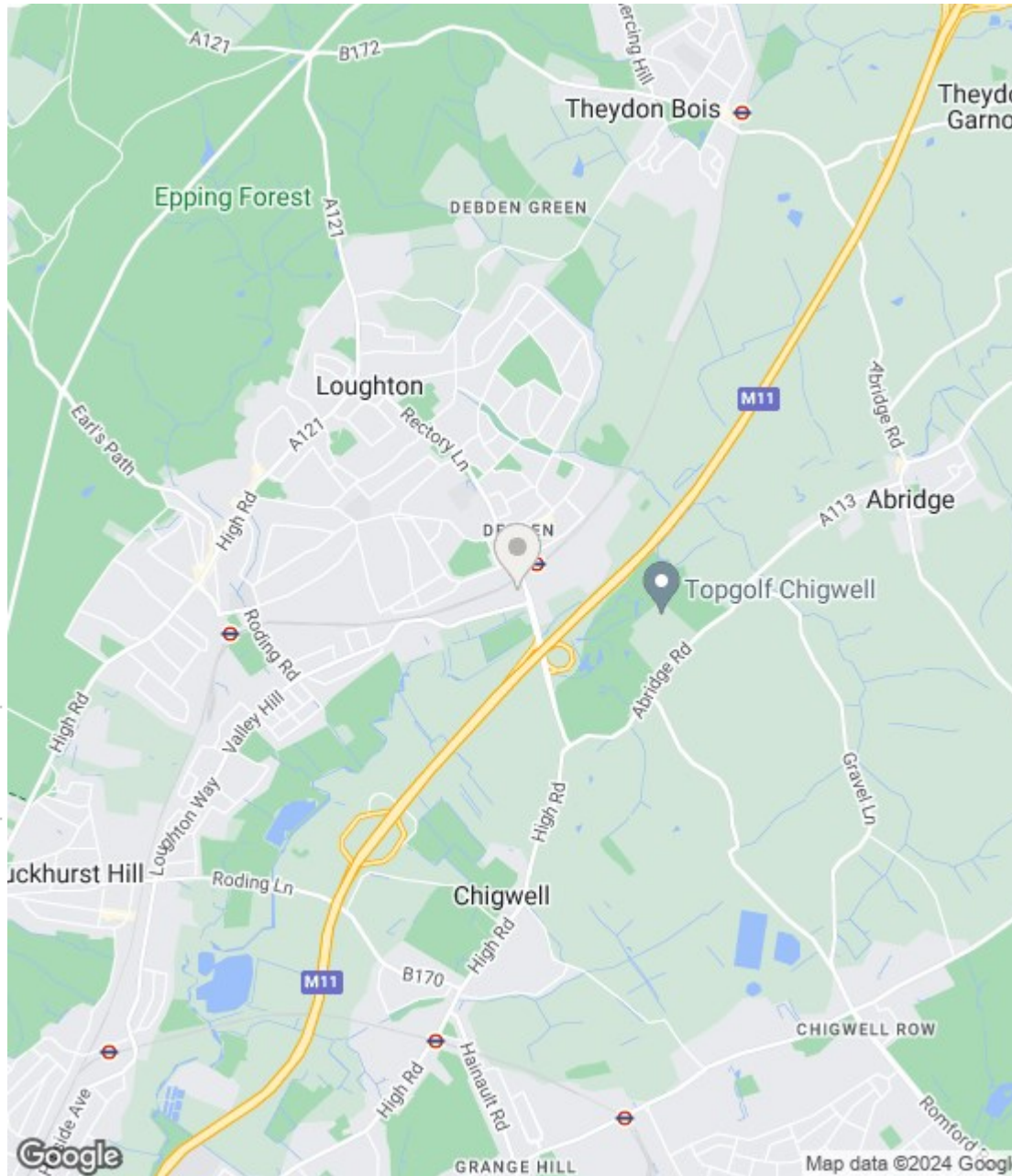
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B	77	
(69-80) C		
(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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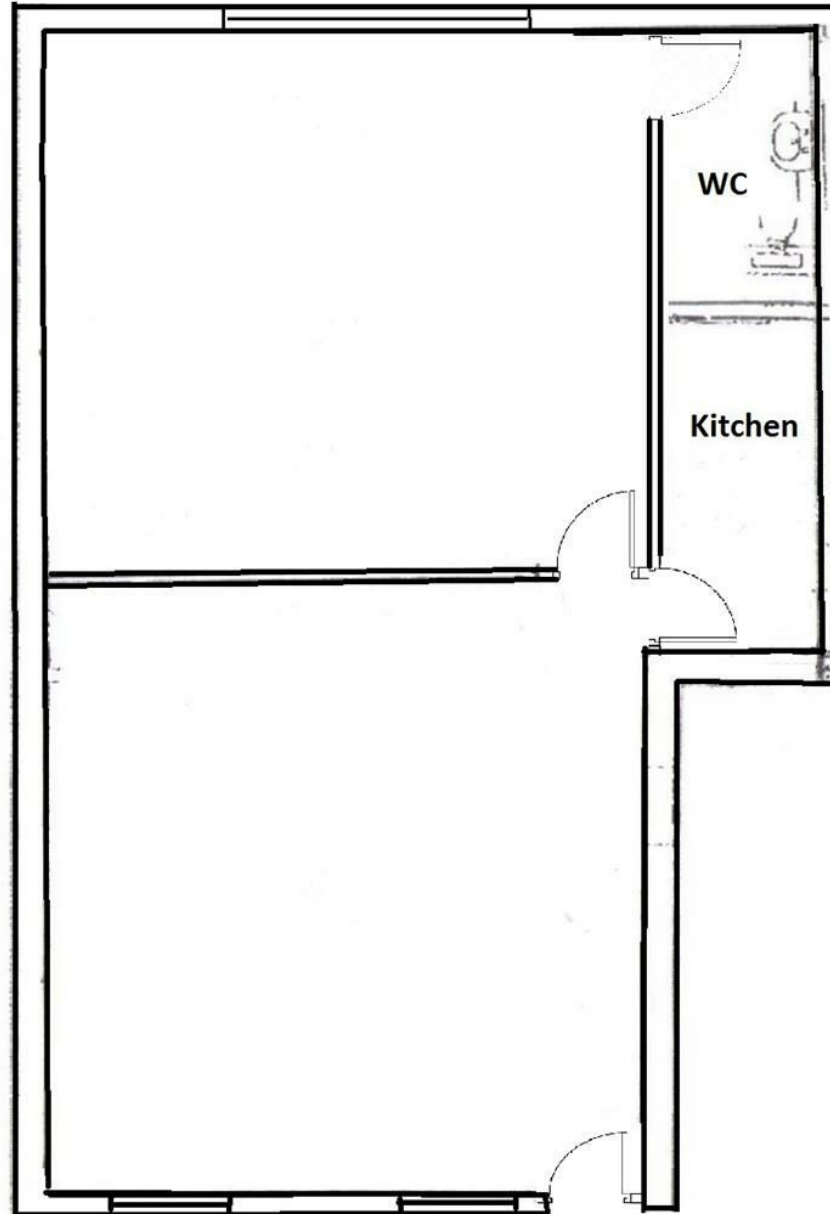
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