



CLARKE
HILLYER
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

£27,500 PER ANNUM

- Former barn premises suitable for a variety of uses
- Approx 4,425 sq ft
- Includes forecourt parking
- New lease
- Flexible terms

UNIT 2, THE BARN, HIGH ROAD, THORNWOOD, EPPING,
CM16 6LY



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
loughton@clarkehillyer.co.uk
www.clarkehillyer.co.uk

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Location

Located on High Road, Thornwood (B1393), which connects Epping and Harlow. Access to the motorway network is via Junction 27 of the M25 (at Waltham Abbey) or Junction 7 of the M11 (at Harlow).

Description

Comprising a converted barn which was formerly used as a gym. The premises would suit a variety of uses and benefit from toilet facilities, offices, storage and forecourt parking. The accommodation is more particularly described as follows:

Ground floor: 4,095 sq ft (380.5 sq m).

First floor: 329 sq ft (30.6 sq m).

Total: 4,425 sq ft (411.1 sq m).

All areas are approximate only and on the basis of Gross Internal Area.

Terms

The premises are available by way of a new lease, on terms to be agreed, at a rent of £27,500 per annum.

Business Rates

Epping Forest District Council have informed us of the following:

Gym 2023 Rateable Value: £14,750

2023/24 UBR: 0.499 P/£

2023/24 Rates Payable: £7,360.25

Warehouse 2023 Rateable Value: £7,100

2023/24 UBR: 0.499 P/£

2023/24 Rates Payable: £3,542.90

Interested parties are advised to confirm current rate liability with the local authority.

Legal Costs

To be met by the ingoing tenant.

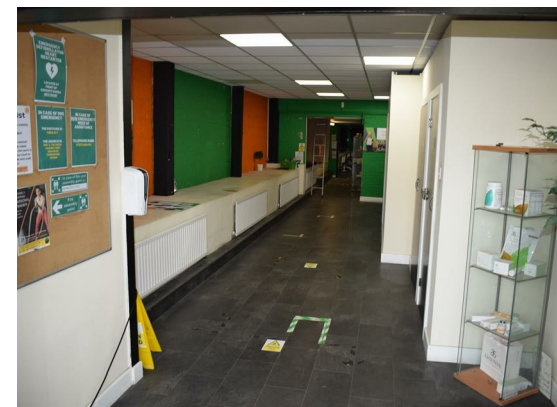
Viewings

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

EPC

The premises have an Energy Performance Certificate rating of D.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	57	
(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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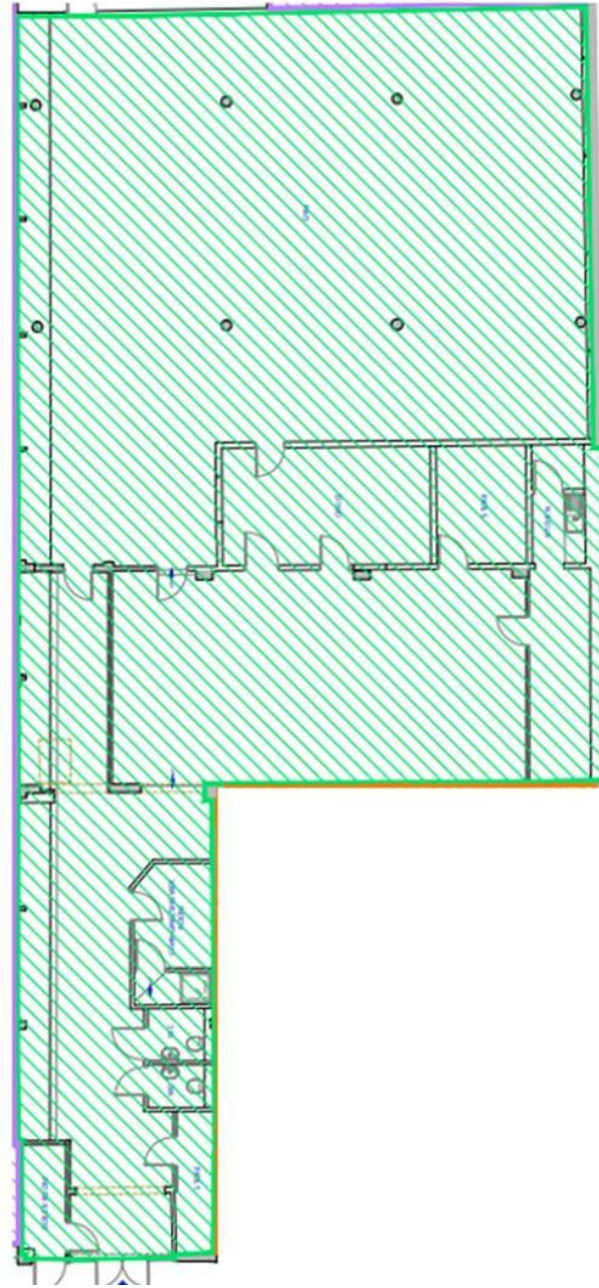
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