



CLARKE  
HILLYER  
EST 1885

INCORPORATING...

brian dadd commercial

TO LET

£22,500 PER ANNUM

- Ground floor lock-up shop
- Suitable for a variety of uses
- Broadway location
- Totalling approx 1,240 sq ft
- New lease

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

63 THE BROADWAY, LOUGHTON, ESSEX, IG10 3SP



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 prominently on Debden Broadway, in Loughton, Essex, which comprises a variety of local businesses and multiple occupiers such as Iceland, Greggs and Superdrug. The premises are situated less than 483 m (0.3 miles) from Debden Tube Station which is on the Central Line and provides a regular service into Central London. Access to the motorway network is via Junction 5 (southbound only) of the M11 at Debden and Junction 26 of the M25 at Waltham Abbey.

#### Description

Comprising a ground floor lock-up shop which has been occupied by Epping Forest District Council for many years. The premises would be suitable for a variety of uses and are more particularly described as follows:

Sales Area: 1,012 sq ft (94 sq m).

Kitchenette: 53 sq ft (4.8 sq m).

Office: 96 sq ft (8.8 sq m).

Storage: 79 sq ft (7.3 sq m).

Total: 1,240 sq ft (115 sq m).

Toilet facilities included.

All measurements quoted are approximate only.

#### Terms

The premises are available by way of a new 7 year full repairing and insuring lease, at a rent of £22,500 per annum. The lease would be outside of the Landlord and Tenant Act 1954.

#### Business Rates

Epping Forest District Council have informed us of the following:

2023 Rateable Value: £15,750

2024/25 UBR: 0.499 P/£

2024/25 Rates Payable: £7,859.25

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 on 0208 501 9220.

#### EPC

The premises have an Energy Performance Certificate rating of C.



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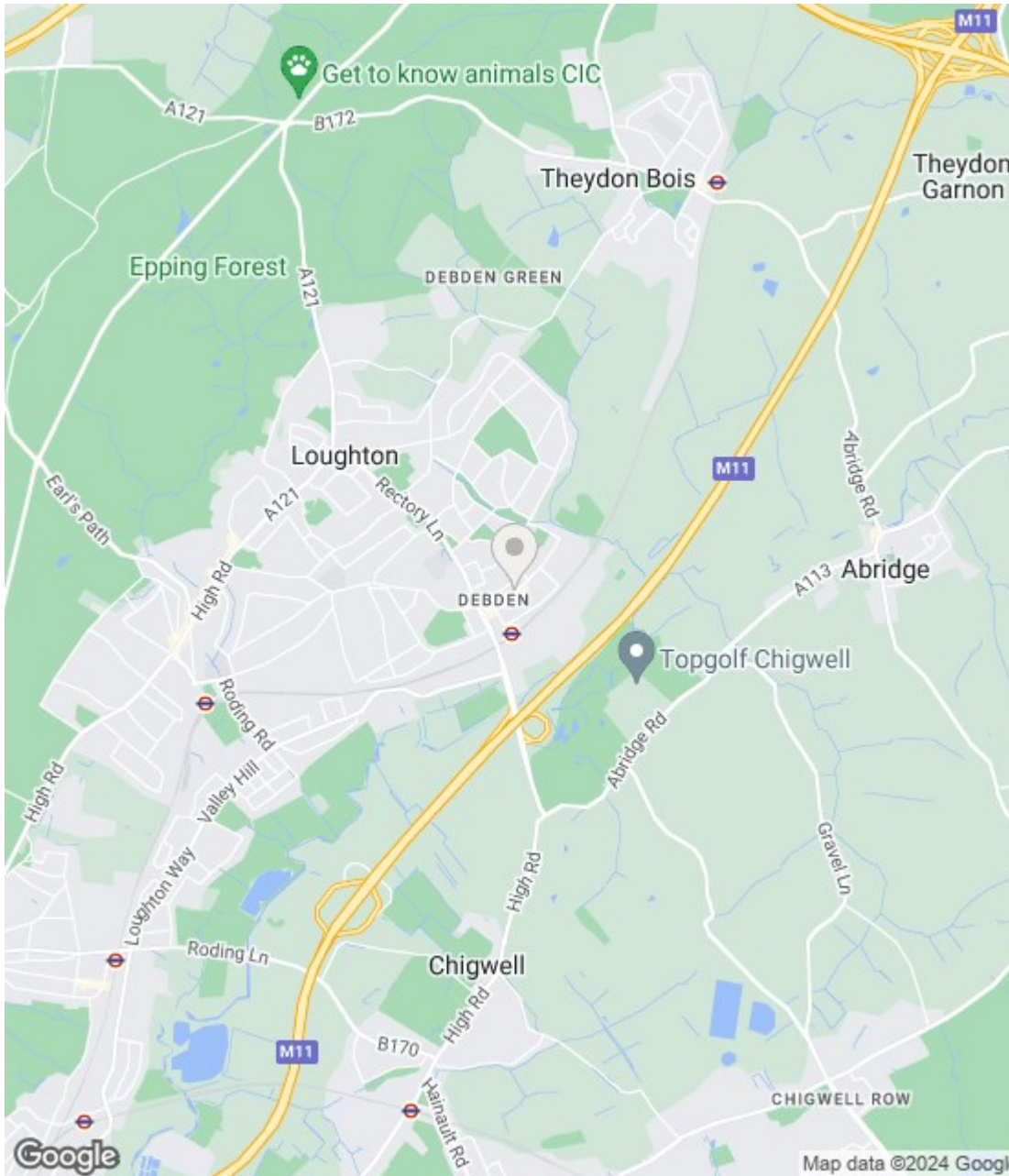
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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	70
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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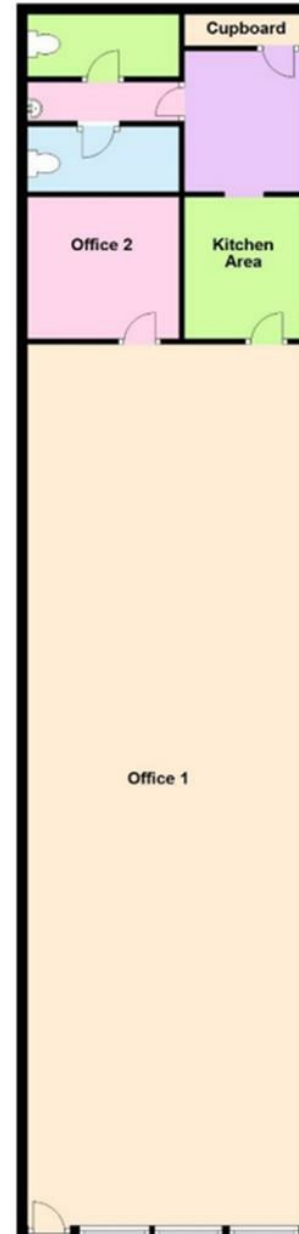
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Ground Floor



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