



**CLARKE
HILLYER**
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

£20,350 PER ANNUM

- Ground floor lock-up shop
- Suitable for a variety of uses
- Approx 850 sq ft
- Rear parking included
- Broadway location

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

64 THE BROADWAY, LOUGHTON, IG10 3ST



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 with rear parking/loading. The shop was previously used as a dance studio but would be suitable for a variety of uses. The premises are more particularly described as follows:

Sales/office area: 850 sq ft (79 sq m).

Toilet facilities included.

Rear parking/loading area.

All measurements quoted are approximate only.

Terms

The property is available on a new full repairing and insuring lease, for a term of 6 years, at a rent of £20,350 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: £13,000

2024/25 UBR: 0.499 P/£

2024/25 Rates Payable: £6,487

Interested parties may benefit from Small Business Relief and are advised to contact the Local Authority to confirm current rate liability.

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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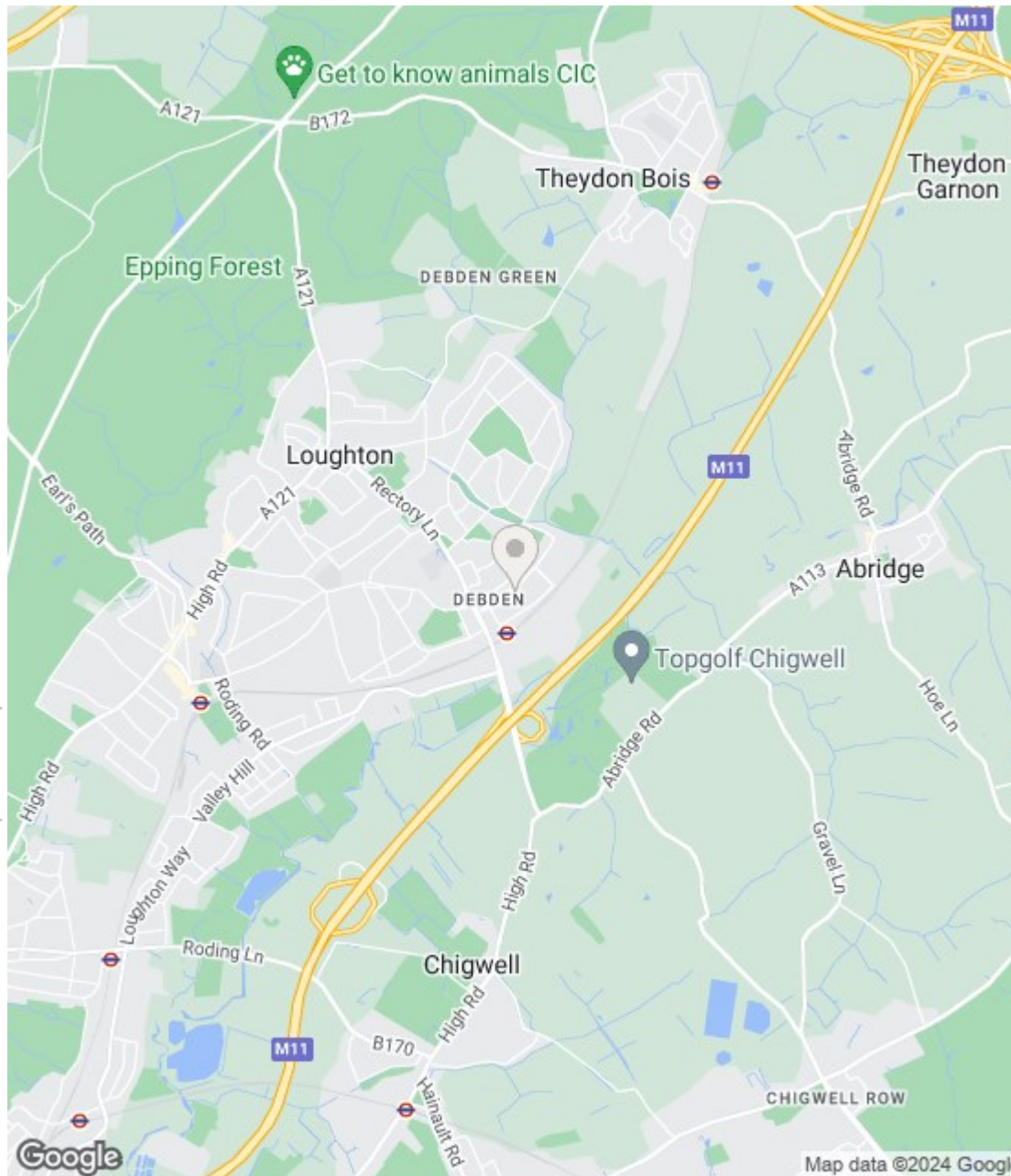
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	62
(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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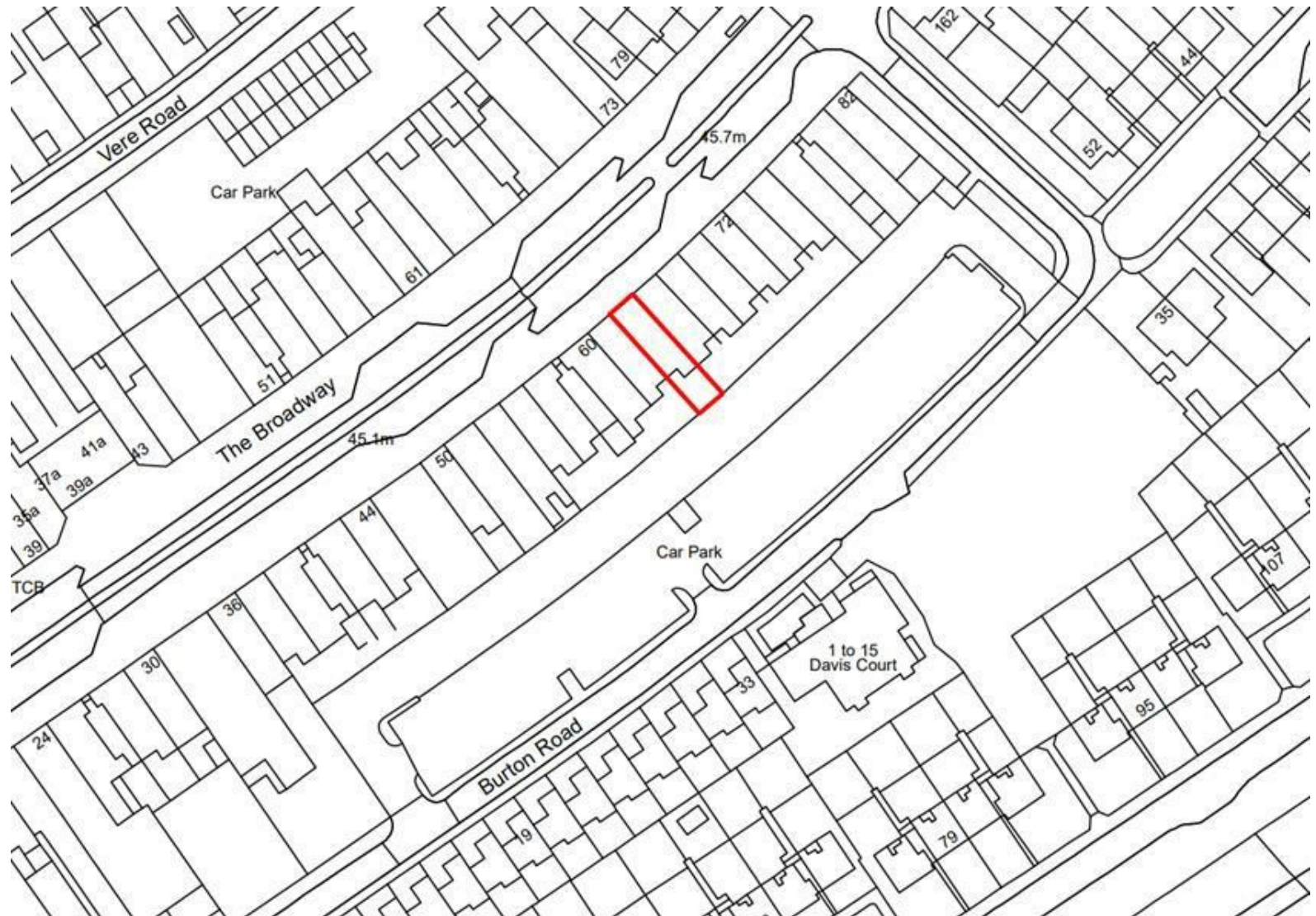
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