



CLARKE
HILLYER
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

£19,500 PER ANNUM

- Lock-up shop
- Totalling approx 420 sq ft
- High Road location
- Suitable for a variety of uses
- New lease

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

166B HIGH ROAD, LOUGHTON, ESSEX, IG10 1DN



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.

COMMERCIAL



**CLARKE
HILLYER**
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

£19,500 PER ANNUM

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 which has traded as a dog accessory shop/groomers for many years. The premises would be suitable for a variety of alternative uses and are more particularly described as follows:

Sales area/ancillary: 360 sq ft (33.4 sq m).

Storage: 43 sq ft (4 sq m).

Kitchenette: 17 sq ft (1.6 sq m).

Total: 420 sq ft (39 sq m).

All measurements quoted are approximate only.

Terms

The premises are available by way of a full repairing and insuring lease, on terms to be agreed, at a rent of £19,500 per annum.

Business Rates

Epping Forest District Council have informed us of the following:

2023 Rateable Value: £14,000

2024/25 UBR: 0.499 P/£

2024/25 Rates Payable: £6,986

Interested parties may benefit from Small Business Relief and 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.



COMMERCIAL



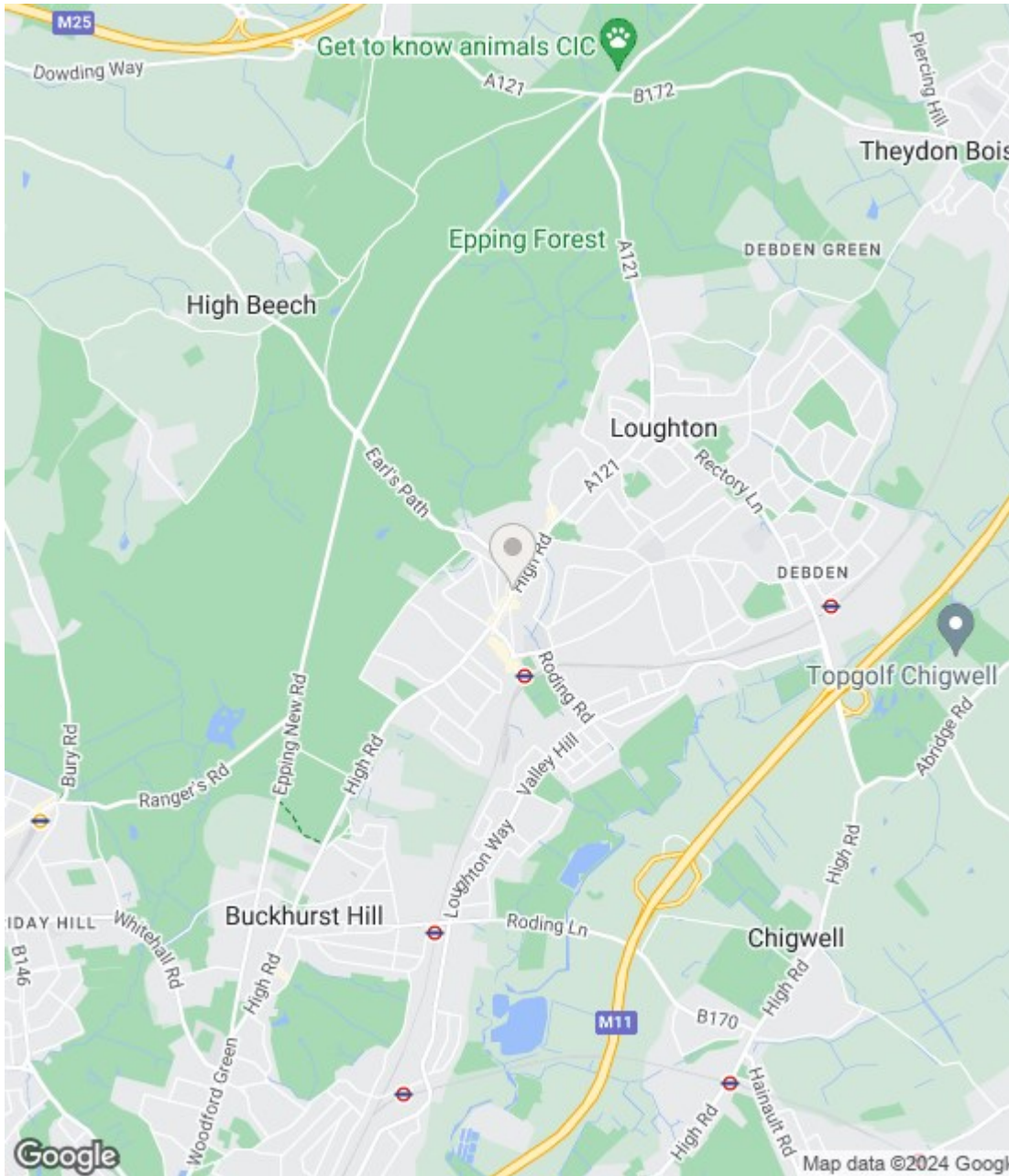
**CLARKE
HILLYER**
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

£19,500 PER ANNUM



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	74

England & Wales EU Directive 2002/91/EC

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.

COMMERCIAL



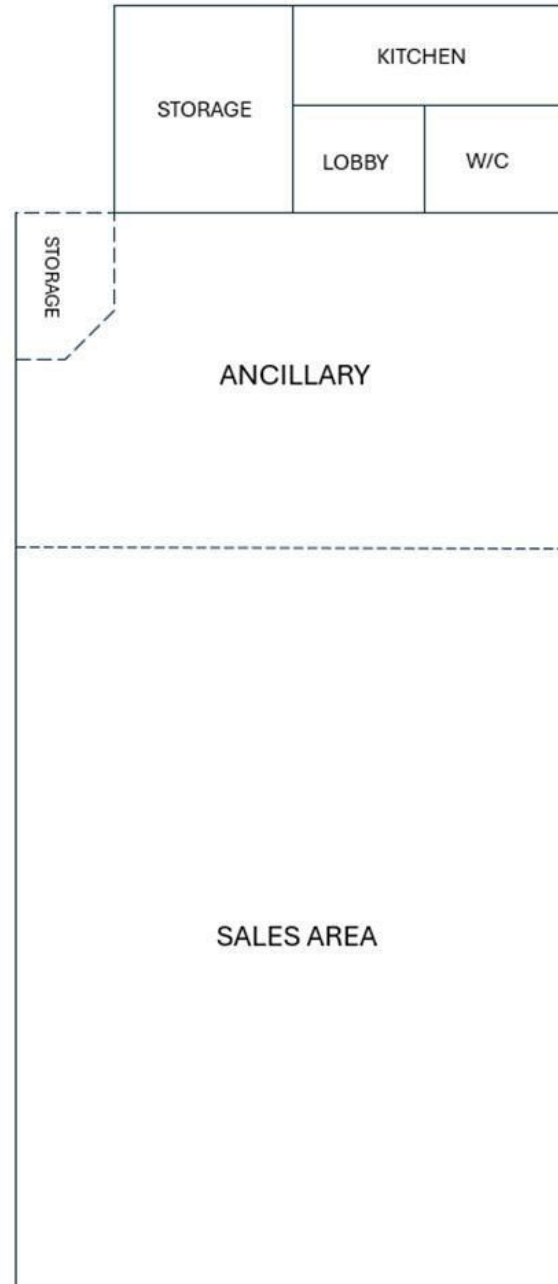
**CLARKE
HILLYER**
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

£19,500 PER ANNUM



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.

COMMERCIAL