



Extensive Shop &  
Basement with Parking  
2,343 Sq. Ft.  
(217.67 Sq. M) Approx.  
**TO LET**  
Bennett  
Phillips  
Luton  
020 8501 3000  
bennettphillips.com

NO  
PARKING  
PRIVATE  
PROPERTY

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# 44 Forest Road Loughton, IG10 1DX

A rare opportunity to purchase a vacant double fronted property which lends itself to a variety of uses.

## ACCOMODATION

The accommodation is arranged over two floors. The ground floor comprises of a large retail showroom, a toilet and sizeable storage cupboard. The dry full height basement, accessed via a wide staircase provides a further large sale areas, three offices, a kitchen and a store area which can be accessed via a hatch set within the pavement.

At the front of the property there is a forecourt suitable for either display purposes or parking for two cars. To the rear there is a car park with three allocated parking spaces.

## LOCATION

Forest Road is extremely well located within walking distance to the High Road and Loughton Central Line Station. 44 Forest Road is situated immediately opposite Clifton Road which has a public car park providing extra parking for staff or customers. Access into the ever-popular Epping Forest is located at the top of Forest Road.

## TENURE

The property is offered for sale freehold, with vacant possession upon Legal Completion.

## BUSINESS RATES

We are advised by the current vendor that the premises has been assessed for business rates as follows:

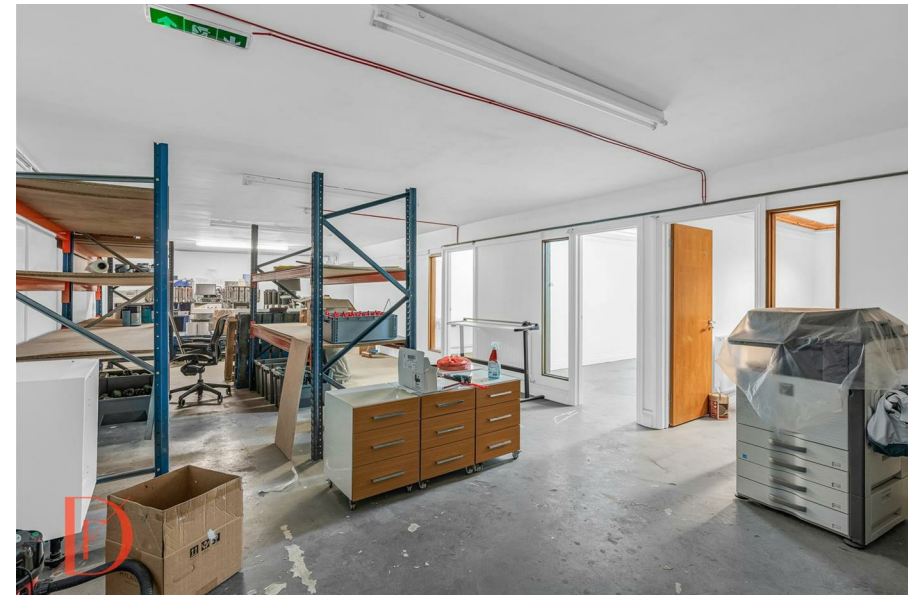
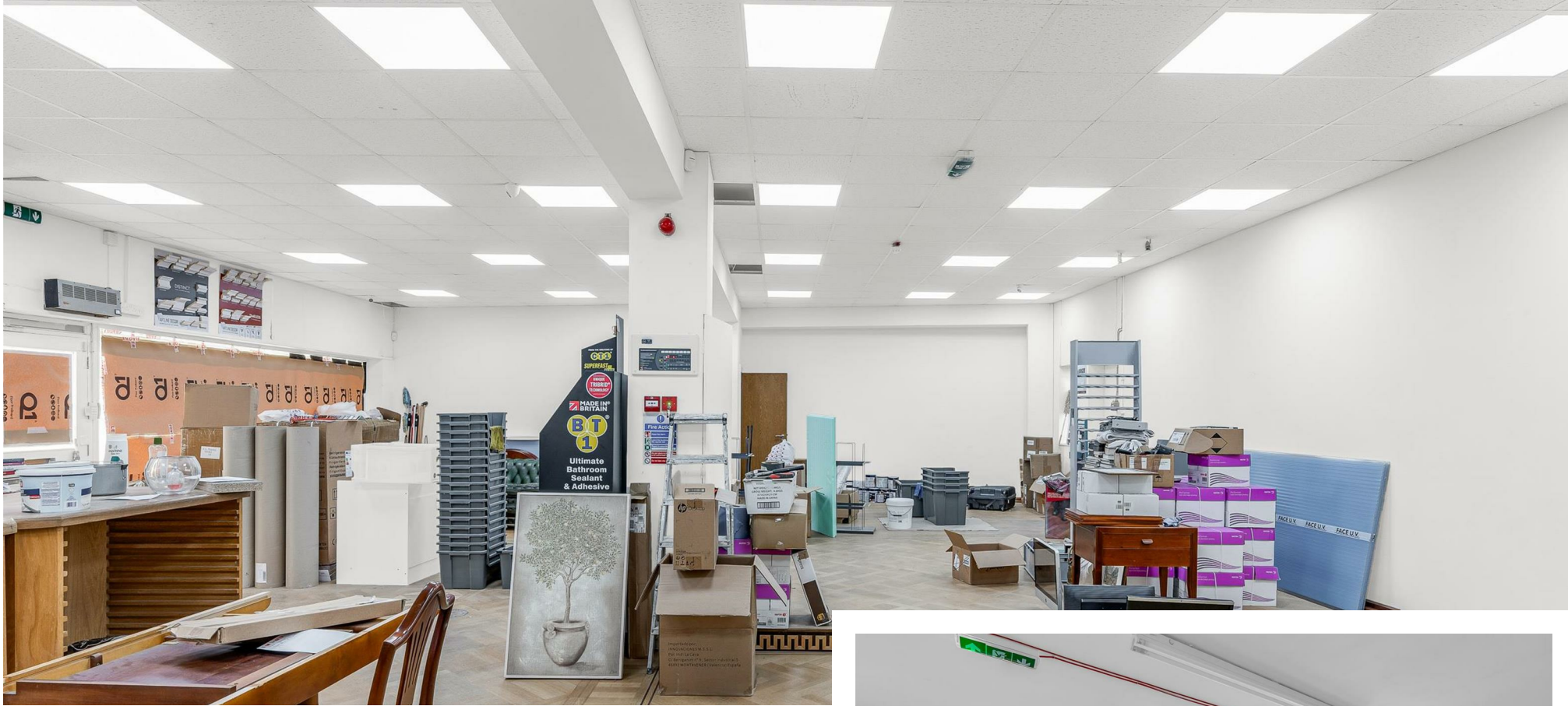
Rateable Value: £30,750

Rates Payable: (2023/2024) £15,344.25p per annum.

Whilst this information is provided in good faith, interested parties are advised to confirm current rate liability with the Local Authority.

**Tenure Freehold**  
**Council Epping Forest**

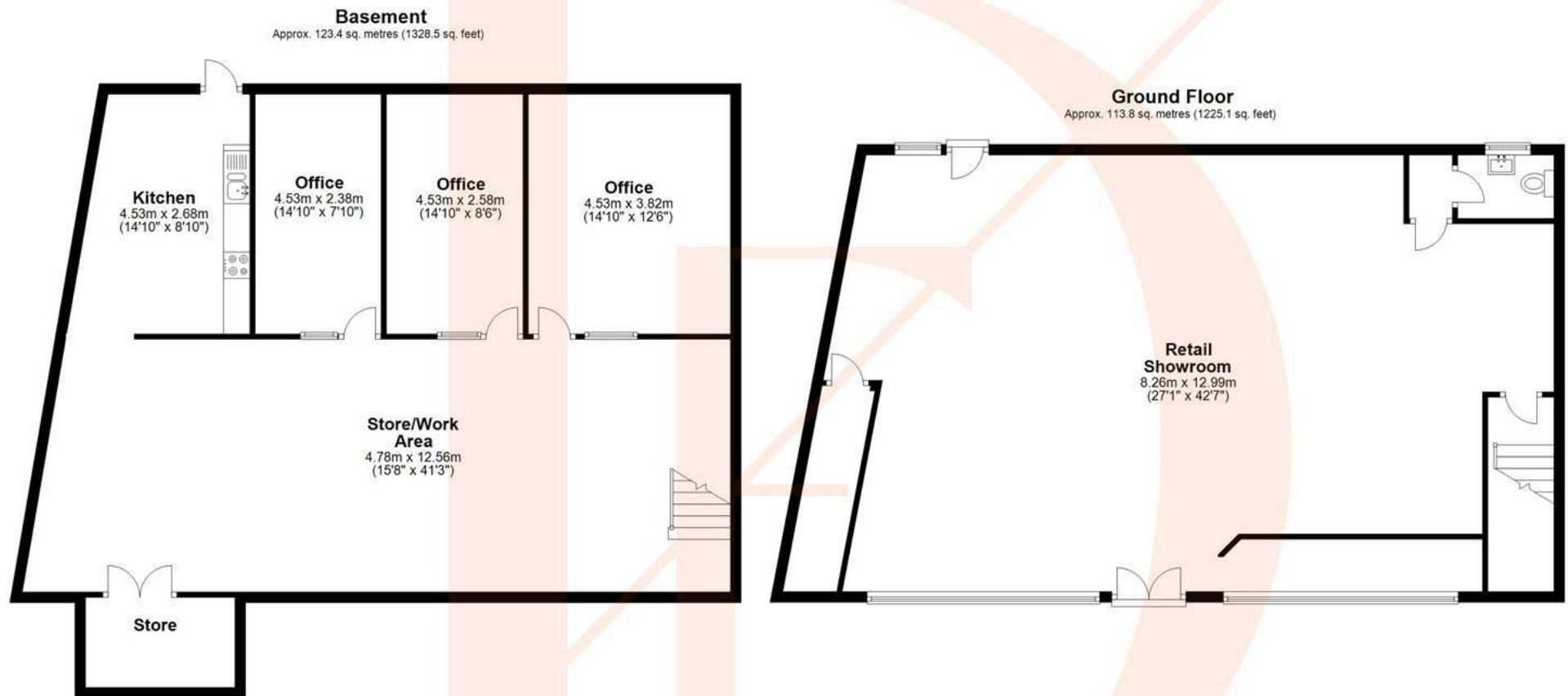




Your Next Chapter



Your Next Chapter



Total area: approx. 237.2 sq. metres (2553.6 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by [www.matthewkyle.co.uk](http://www.matthewkyle.co.uk)



### VIEWINGS

Viewings strictly by appointment only through sole agents Daniel Frank Estates.

### FURTHER INFORMATION

To register your interest please contact Daniel Frank Estates.

EPC - To be confirmed.

### WHY LOUGHTON?

Loughton is an extremely sought-after area. The High Road is the centre point and covers all essential needs from supermarkets such as M&S, Sainsburys and Morrisons to popular cafes, coffee shops and restaurants. Loughton Cricket Club, Bowling Club and the newly renovated Loughton Leisure Centre are all situated just off the High Road and offer sporting facilities and active lifestyle opportunities for all ages. In terms of schools there are a choice of both private and highly regarded state schools in the area. The wonderful Epping Forest offers multiple areas to go for a bike ride, a run, or a Sunday stroll. Loughton Central Line Station provides easy access into The City and West End.

Important notice: These particulars have been prepared in good faith and do not form part of any offer or contract. All interested parties must verify for themselves the accuracy of the information provided. Any measurements, areas or distances are approximate. Photographs, plans and text are for guidance only and should not be relied upon. We have not performed a structural survey on this property, and it should not be assumed that the property has all necessary planning, building regulations or other consents. Daniel Frank Estates has not tested any services, equipment, or facilities. Purchasers must satisfy themselves with suitable investigations prior to purchase.



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>			
(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		