Bennett Phillips Luton

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- COMMERCIAL PROPERTY AGENTS
- SURVEYORS
- MANAGING AGENTS
- RETAIL
- OFFICE SPACE
- INDUSTRIAL
- INVESTMENT PROPERTY

Whilst we at Bennett Philips Luton 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.



SUBSTANTIAL HIGH STREET PREMISES

TO LET

3,337 sq. ft (310.10 m2)

227 HIGH ROAD LOUGHTON
ESSEX IG10 1BB

- High Street Location
- Suitable for a variety of uses
- 1st Floor & Ancillary basement
- WC facilities
- Kitchen facilities
- 3 Phase Power







LOCATION DETAILS:
The property is located in a prime location in High Road Loughton. Nearby operators include, Café Nero, Vodaphone, Superdrug, TG Jones, Costa Coffee and Robert Dyas. Loughton tube line station (Central Line) is within a short walk, and the motorway network is accessed nearby via the A406, M25 and M11

ACCOMMODATION:
The property comprises an attractive building suitable for a variety of uses with potential for external seating. The property is laid over ground and first floor with ancillary basement. There is extraction in place. To the right of the property there are gates leading to a yard area suitable for a variety of uses including deliveries, parking and storage.
The property has the following net internal areas:

Ground Floor -	2,357 sq ft (219 m2)
First Floor -	750 sq ft (69.7m2)
Basement -	230 sq ft (21.4m2)
TOTAL -	**3,337 sq. ft (310.10 m2)**

LEASE:
A new FRI Lease is to be made available for a term to be agreed subject to periodic upward only rent reviews.

RENT:
£90,000 pax paid quarterly in advance - VAT will be applicable.

BUSINESS RATES:
Rateable Value: 2026/2027 - £89,000
Rates Payable: 2026/2027 - £41,280 per annum
This is an approximate figure and interested parties are advised to speak to Epping Forest District Council to confirm the rates payable.

POSSESSION:
Upon completion of legal formalities.

LEGAL COSTS:
Each party are to be responsible for their own legal costs borne in this transaction.

VIEWING
Strictly by appointment through sole agents Bennett Phillips Luton | 0208 501 3000 contact Taylor Phillips at taylor@bennettphillips.com or Simon Phillips at simon.phillips@bennettphillips.com

Bennett Phillips Luton

GDPR General Regulations (GDPR) - As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.
Money Laundering Regulations Identity Checks/AML - The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.







EPC:
Energy Rating D
A copy of the EPC certificate and recommendation report is available on request.

ADMINISTRATIVE FEE:
Upon terms being agreed and prior to Solicitor's being instructed, the prospective purchaser is to pay an administrative fee of £500 plus VAT to Bennett Phillips. This fee will cover all associated administrative costs incurred. In the event that the Vendor withdraws from the transaction once solicitors are instructed, 50% of the fee will be refunded.

VIEWING:
Strictly by appointment through joint agents Bennett Phillips Luton - 020 8501 3000 - Contact Taylor Phillips at taylor @bennettphillips.com or Simon Phillips at simon.phillips@bennettphillips.com / Four and Co - 020 3790 8500 - Contact Callum Mortimer at callum.Mortimer@fourandco.uk



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