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.



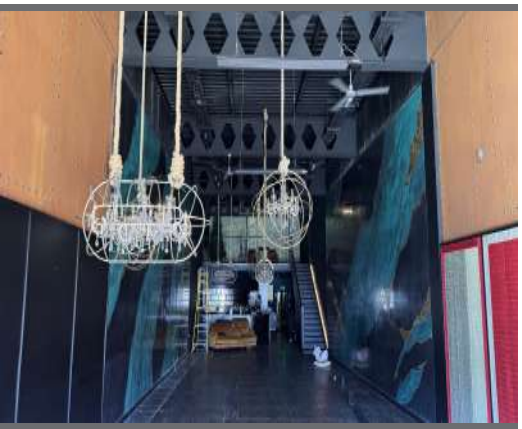
PART FITTED RESTAURANT / RETAIL PREMISES

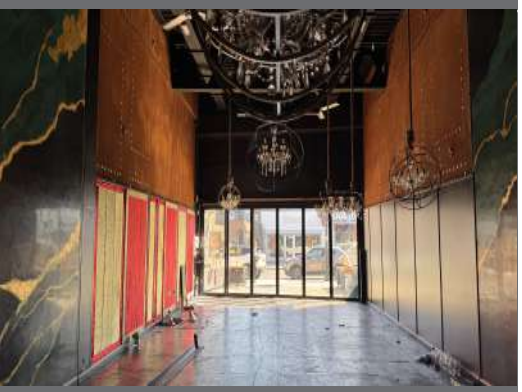
(Class E Use)

3,186 sq ft(296 sq. m)

3 CENTRIC PARADE
200 HIGH ROAD
LOUGHTON IG10 1DN

- Parquet flooring
- Double height aspect ceiling
- Fully glazed frontage with bi-fold doors
- Rear loading
- High Road Location
- External seating area for circa 20 covers (subject to pavement licence)
- Infrared ceiling mounted heating
- Fan operated cooling system







LOCATION:
The property is situated centrally within the High Road, close to numerous national occupiers who include, The Works, Clarks, TJ Jones, Superdrug, Vodaphone, Card Factory, Spec Savers, Wenzels & Magnet. The Town's retail offering is able to draw on customer base from the equally affluent adjoining catchments of Buckhurst Hill & Chigwell. Loughton (Central Line) underground station is within a 5-minute walk, with access to the national & local road network afforded via junction 5 of the M11 which is within a 5 minute drive of the High Road.

ACCOMMODATION:
Shop front premises (Class E Use), which most recently traded as a restaurant & is currently fit-out as such. The unit provides a large customer seating area, with provision to seat approx 90 covers, open kitchen, additional mezzanine seating, rear ancillary storage, walk-in fridge / freezer, secure storeroom, 5 x WC's & rear access for loading & deliveries. In addition, there is mezzanine storage to the rear of the shop, incorporating a manager's office & externally at the front, there is an area which can be used for additional customer seating for c. 20 covers (subject to pavement licence).

The following areas are approximate and have been measured on a Net Internal Area (NIA) basis:

Ground floor:	2,376 sq. ft	(220.72 sq. m)
Mezzanine seating:	250 sq. ft	(23.23 sq. m)
Mezzanine storage/office:	560 sq. ft	(52.05 sq. m)
Total:	**3,186 sq. ft**	**(296 sq. m)**

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

RENT:
£50,000 per annum exclusive. VAT is applicable.

SERVICE CHARGE:
£2,578.33 per annum to be paid quarterly.

BUSINESS RATES:
Rateable Value 2026/2027 - £45,500

EPC: An EPC has been commissioned at Band C

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

POSSESSION:
Immediate upon completion of legal formalities.

VIEWING:
Sictly by appointment through agents Bennett Phillips Luton | 0208 501 3000 Contact Taylor Phillips@bennettphillips.com

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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.