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.



Shop/OfficePremises

TO LET

1,319 sq. ft

78 The Broadway
Debden, Loughton
Essex IG10 3ST

- High Street Location
- Suitable for retail or office use
- WC and Kitchen facilities
- Private offices/meeting room







LOCATION DETAILS:
The property is located on The Broadway where there is a mix of national and local occupiers including Iceland, Greggs, Savers, Subway and William Hill. Access to the local and national road networks is excellent, with junction 5 of the M11 located within half a mile, providing easy access to the A12, A406 and A13 to the East and M25 to the North.

ACCOMMODATION:
The property comprises a ground floor Class E commercial unit, currently occupied and used as office accommodation. The premises provide predominantly open plan office space, together with a private office to the front, and ancillary accommodation to the rear comprising a further office, kitchen, staff facilities and separate male and female WCs.

The property has an approximate Net Internal Area (NIA) of 1,319 sq. ft (122.56 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.
The lease is to be granted outside the provisions of the Landlord & Tenant Act.

RENT:
£22,000 pax paid quarterly in advance. VAT is applicable.

BUSINESS RATES:
Rateable Value: 2026/2027 - £20,750
Rates Payable: 2026/2027 - £8,964 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. Existing tenant to vacate on or before 31.10.2026.

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

EPC:
Energy Rating C
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 agents Bennett Phillips Luton - 020 8501 3000 - Contact Taylor Phillips at taylor @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.