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.



1ST FLOOR COMMERCIAL PREMISES

TO LET

3,090 sq ft (287.04 m²)

6A CENTRIC PARADE
200 HIGH ROAD
LOUGHTON IG10 1DN

- SELF CONTAINED
- NEW LEASE
- SUITABLE FOR A VARIETY OF USES (STP)
- HIGH STREET LOCATION
- WITHIN WALKING DISTANCE TO LOUGHTON (CENTRAL LINE) STATION







LOCATION:
The property is situated centrally within the High Road, close to numerous national occupiers who include, The Works, Clarks, 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:

The property comprises a self contained first floor commercial space currently in shell condition and suitable for a variety of uses (subject to planning). Approximate floor area is as follows:

Total: 3,090 sq ft (287.04 m^2)

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:
Offers are invited. VAT is applicable.

SERVICE CHARGE:
Further details upon request.

EPC RATING:
D (79)

BUSINESS RATES:
Further details upon request.

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

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

POSSESSION:
Immediate upon completion of legal formalities.

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

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