Bennett Phillips Luton

T: 020 8501 3000
E: enquiries@bennettphillips.com
W: bennettphillips.com

@bennettphillipsluton
@PhillipsLuton

- 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.

ARTIST IMPRESSION



Ground Floor Retail Unit with Basement Storage

To Let

Ground - 1228sq.ft (114m2)
Basement - 330sq.ft (31m2)

185a -187 High Road
Loughton
IG10 4LF

- NEWLY FORMED RETAIL UNIT
- UPPER FLOOR OFFICE SPACE ALSO AVAILABLE
- HIGHLY VISABLE LOCATION
- CLOSE TO UNDERGROUND



Ground Level





Location.
The property is situated towards the Southern end of the High Road, in the section most commonly occupied by longstanding local occupiers who include the likes of Forest Casual & Schoolwear, The Bookshop, Essex Sewing Room and Whitneys Carpets. National occupiers represented close by include M & S Simply Food, Sainsbury's, Nando's & Majestic Wine. Loughton (Central Line) underground station is within a short walk. Junction 5 of the (M11) is within a 5-minute drive & provides access to the (M25) at junction 6 to the North & the (A12, A13 & A406) to the South.

Accommodation.
Comprising a soon to be merged retail / Office / Showroom unit with basement storage. See Artist impression for possible frontage appearance. The accommodation will provide mainly open plan space, with the benefit of WC and Kitchen facilities.

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The Landlord will also consider a simultaneous letting of the upper floor offices, which will provide a further circa 1200sq.ft (112m2) at an additional rent of £16,000 per annum exclusive. Therefore, a total floor area of circa 2,755sq.ft (256m2) could be offered, should an applicant require a multi-floor building.

Lease.
A new Full Repairing and Insuring Lease is to be made available for a term to be agreed.

Rent.
£42,000 per annum paid quarterly in advance. VAT will be applicable

Business Rates.
To be Re-Assessed.

Legal Costs.
Each party are to be responsible for their own legal costs.

Administrative Fee.
Upon terms being agreed and prior to Solicitor's 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 sole agents Bennett Phillips Luton|0208 501 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.