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.



PROMINENT HIGH STREET SHOP PREMISES TO LET

285 HIGH ROAD, LOUGHTON IG10 1AH

- Ground floor lock-up shop
- Approx 1,189 sq ft
- High Street location
- Suitable for a variety of users
- Substantial Fixtures & Fittings can be made available







Location:
Situated on High Road, Loughton, which is home to many multiple retailers such as Holland and Barrett, Robert Dyas and Morrisons. There are also many cafes/restaurants located on the High Road. Pay and display parking is available on the street, and there are public car parks off the High Road. The Central Line station at Loughton provides a regular service to and from London and access to the motorway network is via Junction 26 of the M25 at Waltham Abbey or via Junction 5 of the M11 at Loughton (southbound).

Accommodation:
Comprising a ground floor lock up shop, currently occupied by a women's clothing store. When the current tenant took on the premises, they carried out extensive refurbishment works to improve the aesthetics and functionality of the shop. The property would be suitable for a variety of users and the accommodation comprises the following:

Sales area (including fitting rooms & storage) and kitchenette & toilet facilities

The following measurements are approximate and have been measured on a Net Internal Basis: 1,189 sq. ft (110.41 m2)

Business Rates:
Rateable Value: £26,250
Rates Payable: 2026/2027 - £10,027.50per annum

This is an approximate figure and interested parties are advised to speak to Epping Forest District Council to confirm the rates payable.

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:
£37,000 pax paid quarterly in advance. VAT is applicable.

The outgoing tenant is seeking a premium to reflect the substantial improvements they have made to the premises, and further details are available upon request.

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

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 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.
Immediately upon completion.

Viewing.
Strictly by prior appointment through sole agents Bennett Phillips - 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.