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 RETAIL PREMISES
GROUND & FIRST FLOOR
TO LET
6,106 sq ft (567.25 m²)

5 CENTRIC PARADE
200 HIGH ROAD
LOUGHTON IG10 1DN

- CENTRAL HIGH STREET LOCATION
- CLOSE TO MAJOR RETAILERS
- REAR ACCESS/LOADING
- AIR CONDITIONING
- SELF CONTAINED UPPER FLOOR
- NEW LEASE







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 predominantly open-plan sales accommodation, with WC/kitchenette facilities, ancillary office and storage areas to the rear. The unit is well fitted, incorporating a suspended ceiling and laminate flooring. The premises benefit from ceiling-mounted air conditioning units (untested). Externally, the property benefits from rear access. Approximate floor areas are as follows:

Sales Area:	2,123 sq.ft	(197.22 m^2)	
Ancillary:	446 sq.ft	(41.44 m^2)	
Storage 1:	325 sq.ft	(30.23 m^2)	
Storage 2:	122 sq.ft	(11.32 m^2)	
1st Floor Storage:	3,090 sq.ft	(287.04 m^2)	Self Contained 1st Floor accessed via adjacent walkway (shell condition)
Overall Total:	**6,106 sq.ft**	**(567.25 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:
£75,000 per annum exclusive. VAT is applicable.

SERVICE CHARGE:
Approx £6,198.75 per annum to be paid quarterly

EPC RATING:
D (79)

BUSINESS RATES:
Rateable Value 2026-2027: £49,500
Rates Payable 2026-2027: £21,384 per annum

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

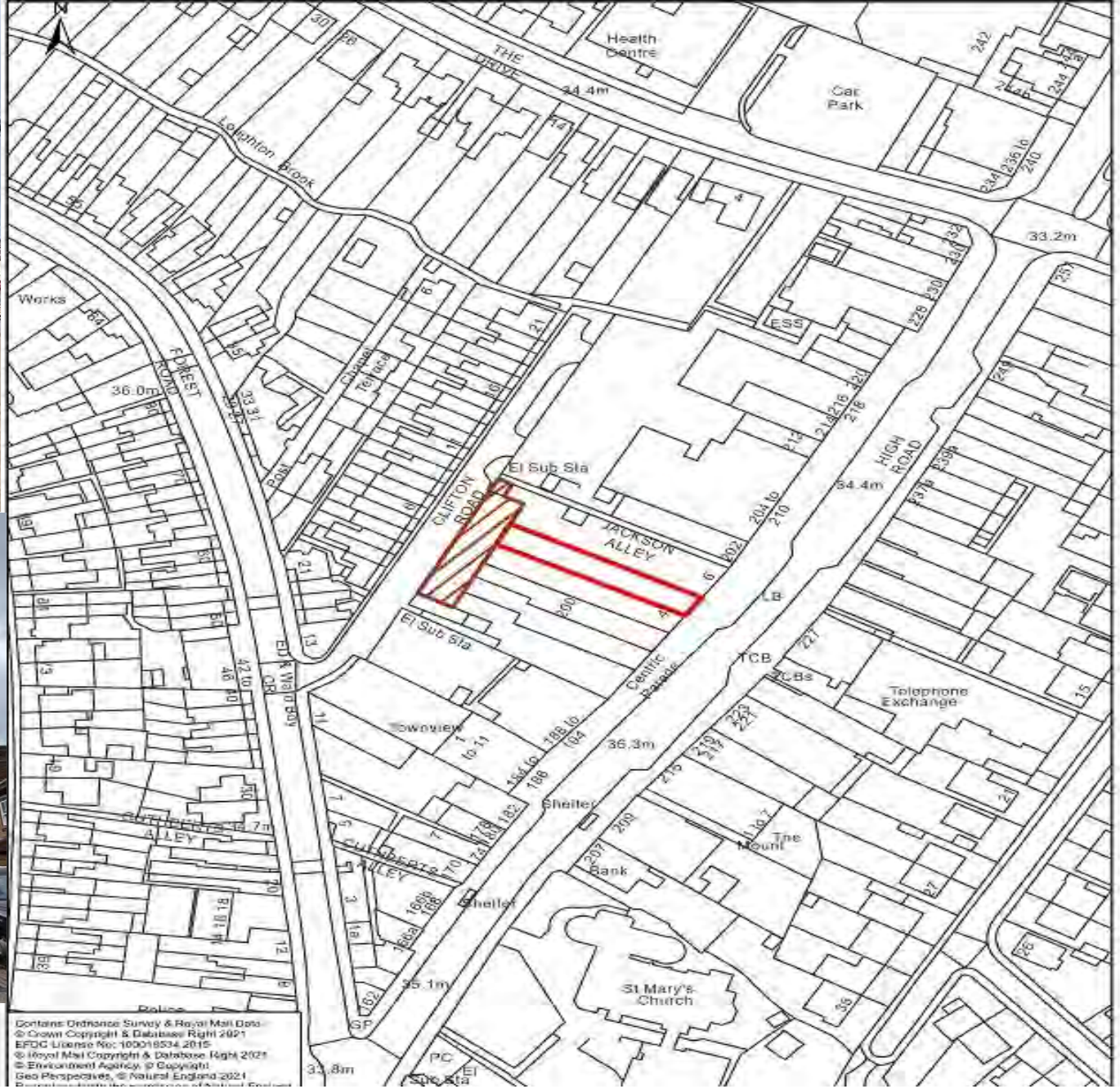
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GDPR General Regulations (GDPR) - As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

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.







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