Bennett Phillips

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GROUND FLOOTR RETAIL UNIT WITH BASEMEBT STORAGE

GROUND - 1228 sq.ft (114m^2) BASEMENT - 330 sq.ft (31m^2)

TO LET

185a -187 HIGH ROAD, LOUGHTON IG10 4LF

Available

- Newly Formed Retail Unit
- Upper Floor Office Space also Available
- Highly Visible Location
- Close to Loughton (Undergound) Train Station

RENT	TENURE	PROPERTY TYPE	AREA	POSTCODE
£42,000pax	Leasehold	Retail/Office	Loughton	IG10 4LP

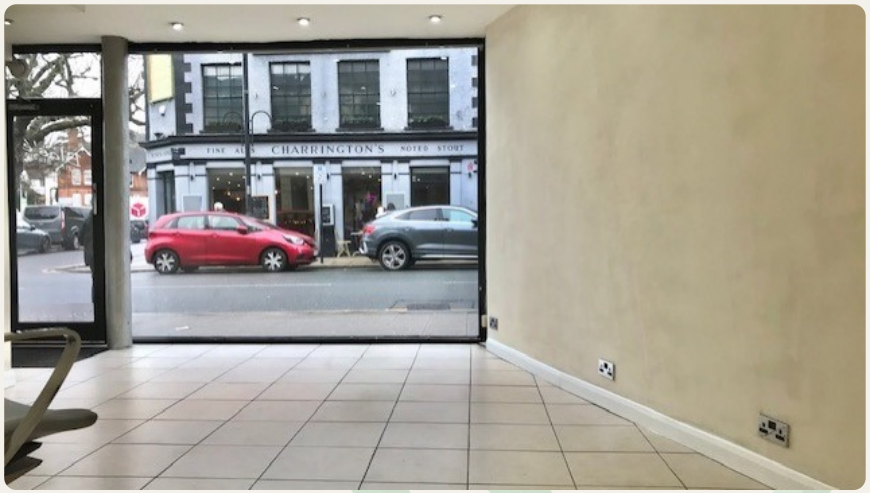
Location
The property is situated towards the Southern end of the High Road, in the section most commonly occupied by longstanding local occupiers who include the likes of Forest Casual & Schoolwear, The Bookshop, Essex Sewing Room and Whitneys Carpets. National occupiers represented close by include 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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Basement - 330sq.ft (31m2)

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 | 0208 501 3000 | Contact Taylor Phillips at taylor@bennettphillips.com

RENT
£42,000 pax
VAT IS APPLICABLE





Bennett Phillips for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

1) The particulars are set out as a guide for intending purchasers or lessors and do not constitute part of any offer or contract;
2) All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them;
3) No person in the employment of Bennett Phillips or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property;
4) All rents and prices are quoted exclusive of VAT.

GDPR & AML

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.

BPL Estates Ltd T/A Bennett Phillips.
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The Property Ombudsman