Bennett Phillips

020 8501 3000
bennettphillips.com
enquiries@bennettphillips.com



PROMINENT HIGH STREET SHOP PREMISES

TO LET

222 HIGH ROAD, LOUGHTON IG10 1ET

Available

- Central High Street Location
- Close to Major Retailers
- Rear Access (Pedestrian)
- Air Conditioning
- Kitchen & WC Facilities

RENT	TENURE	PROPERTY TYPE	AREA	POSTCODE
£27,500 pax	Leasehold	Retail	Loughton	IG10 1ET

Location Details
The property is situated centrally within High Road, Loughton, close to the junction with The Drive and Brooklyn Avenue. Nearby operators include, Café Nero, Vodafone, Superdrug, TG Jones, Costa Coffee and Robert Dyas. Loughton tube line station (Central Line) is within a short walk, and the motorway network is accessed nearby via the A406, M25 and M11.

Accommodation
The property comprises a ground floor retail unit (class E), having a net internal floor space of approx. 39m2, proving a front sales area (including demountable therapy room / office), rear kitchenette / office area, store and WC. The property has rear access (pedestrian) and benefits from air-conditioning and fire alarm system. Internally, the property enjoys bright, well decorated space and would be suitable for a variety of uses.

Business Rates
Rateable Value: £25,000
Rates Payable: 2026/2027 - £10,800 per annum

Lease
A new Effective FRI Lease is to be made available for a term to be agreed subject to periodic upward only rent reviews. The lease is to be granted outside the provisions of the Landlord & Tenant Act. Any new lease will be subject to a Landlord redevelopment break from December 2033.

Rent
£27,500 pax paid quarterly in advance. VAT is applicable.





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

EPC
Energy Rating C
Certificate Number 8024-7087-4995-1642-4603
A copy of the EPC certificate and recommendation report is available on request.

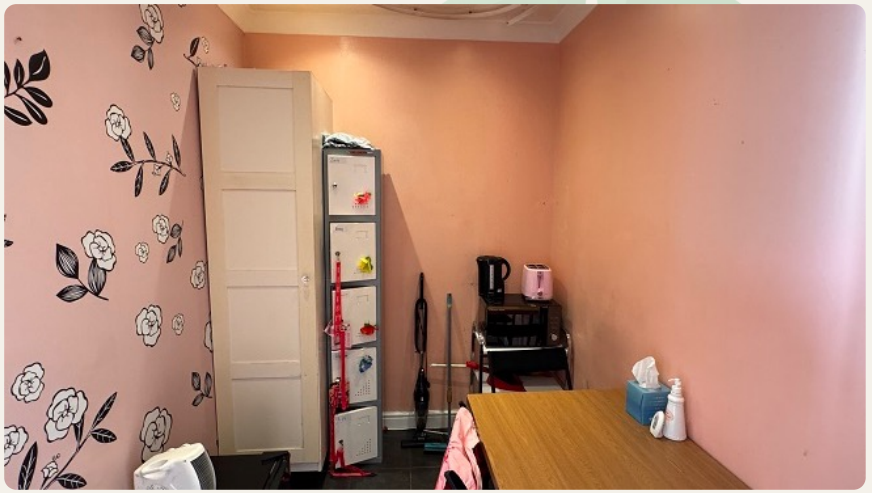
Administrative Fee
Upon terms being agreed and prior to Solicitor being instructed, the prospective tenant or purchaser is to pay an administrative fee of £500 plus VAT to Bennett Phillips Luton. This fee will cover all associated administrative costs including any referencing fees incurred. In the event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

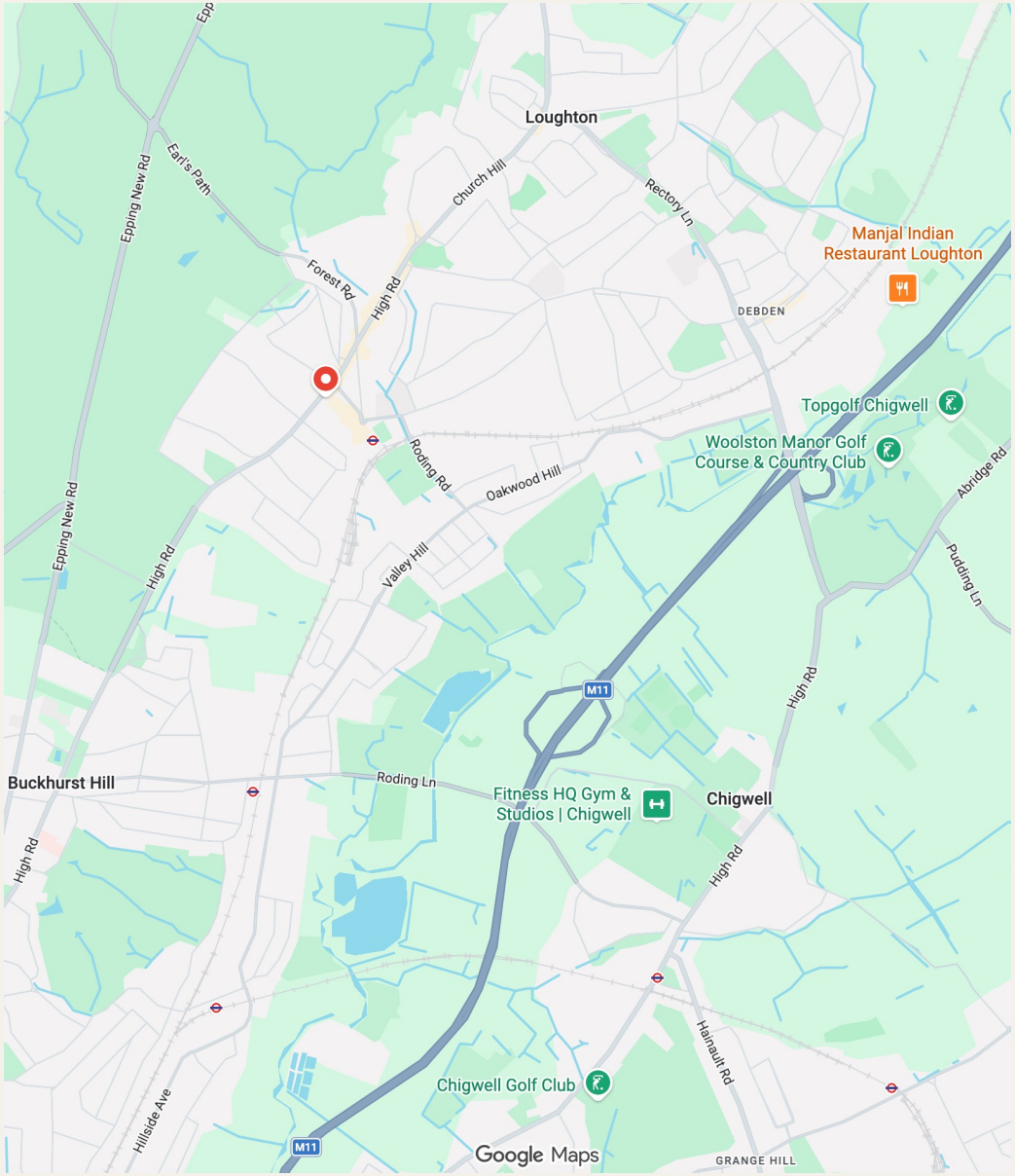
Possession
Immediate upon completion of legal formalities.

Viewing
Strictly by prior appointment through sole agents Bennett Phillips | 020 8501 3000 | Contact Taylor Phillips at Taylor@bennettphillips.com

RENT
£775PCM
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.
Registered in England, company number 07523221.
Registered office: Create Business Hub, Ground Floor, 5 Rayleigh Road, Hutton, Brentwood, Essex, CM13 1AB

020 8501 3000
enquiries@bennettphillips.com · bennettphillips.com

The Property Ombudsman