Bennett Phillips

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SUBSTANTIAL HIGH STREET PREMISES 3,337 sq.ft (310.10 m²)

TO LET

227 HIGH ROAD, LOUGHTON IG10 1BB

Available

- High Street Location
- Suitable for a Variety of Uses
- 1st Floor & Ancillary Basement
- WC Facilities
- Kitchen Facilities
- 3 Phase Power Supply

RENT	TENURE	PROPERTY TYPE	AREA	POSTCODE
£90,000pax	Leasehold	Variety of Uses	Loughton	IG10 1BB

Location Details
The property is located in a prime location in High Road Loughton. Nearby operators include, Café Nero, Vodaphone, 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 an attractive building suitable for a variety of uses with potential for external seating. The property is laid over ground and first floor with ancillary basement. There is extraction in place. To the right of the property there are gates leading to a yard area suitable for a variety of uses including deliveries, parking and storage.

The property has the following net internal areas:

Ground Floor	2,357 sq.ft (219 m2)
First Floor	750 sq.ft (69.7m2)
Basement	230 sq. ft (21.4m2)
TOTAL	**3,337 sq.ft (310.10 m2)**

Lease
A new FRI Lease is to be made available for a term to be agreed subject to periodic upward only rent reviews.





Rent
£90,000 pax paid quarterly in advance - VAT will be applicable.

Business Rates
Rateable Value: 2026/2027 - £89,000
Rates Payable: 2026/2027 - £41,280 per annum

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

Possession
Upon completion of legal formalities.

Legal Costs
Each party are to be responsible for their own legal costs borne in this transaction.

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

RENT
£90,000 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