Bennett Phillips

020 8501 3000
bennettphillips.com
enquiries@bennettphillips.com



PROMINENT HIGH STREET SHOP PREMISES

TO LET

285 HIGH ROAD, LOUGHTON IG10 1AH

Available

- Ground Floor Lock-Up Shop
- Approx 1,189 sq ft High Street Location Suitable for a Variety of Uses
- Substantial Fixtures & Fittings can be Purchased

RENT	TENURE	PROPERTY TYPE	AREA	POSTCODE
£37,000 pax	Leasehold	Retail	Loughton	IG10 1AH

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

RENT
£37,000 per annum
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