Bennett Phillips

020 8501 3000
bennettphillips.com
enquiries@bennettphillips.com



PART FITTED RESTAURANT / RETAIL PREMISES (Class E Use)
3,186 sq.ft (296 m²)

TO LET

3 CENTRIC PARADE, 200 HIGH ROAD, LOUGHTON IG10 1DN

Available

- Parquet Flooring
- Double Height Aspect Ceiling
- Fully Glazed Frontage with
- Bi-Fold Doors
- Rear Loading
- External Seating Area for circa 20 Covers (subject to pavement license)
- Infrared Ceiling Mounted Heating
- Fan Operated Cooling System

RENT	TENURE	PROPERTY TYPE	AREA	POSTCODE
£50,000pax	Leasehold	Retail	Loughton	IG10 1DN

Location

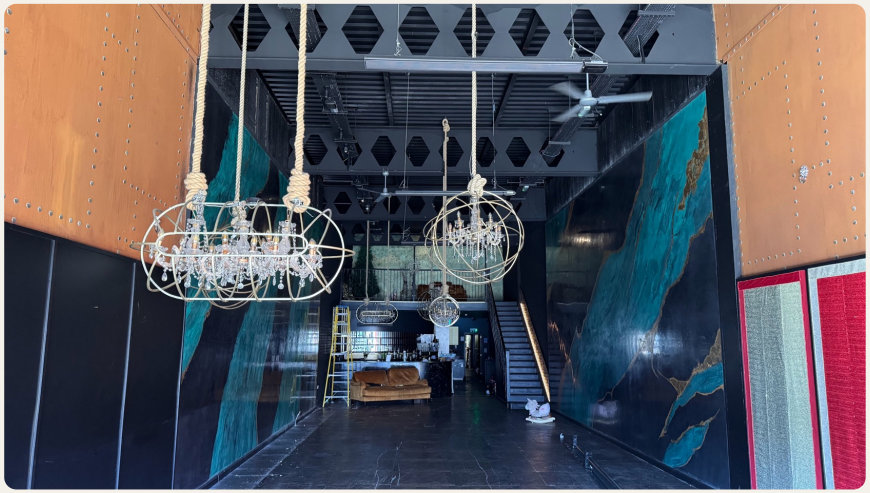
The property is situated centrally within the High Road, close to numerous national occupiers who include, The Works, Clarks, TJ Jones, Superdrug, Vodaphone, Card Factory, Spec Savers, Wenzels & Magnet. The Town's retail offering is able to draw on customer base from the equally affluent adjoining catchments 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

Shop front premises (Class E Use), which most recently traded as a restaurant & is currently fit-out as such. The unit provides a large customer seating area, with provision to seat approx 90 covers, open kitchen, additional mezzanine seating, rear ancillary storage, walk-in fridge / freezer, secure storeroom, 5 x WC's & rear access for loading & deliveries. In addition, there is mezzanine storage to the rear of the shop, incorporating a manager's office & externally at the front, there is an area which can be used for additional customer seating for c. 20 covers (subject to pavement licence).

The following areas are approximate and have been measured on a Net Internal Area (NIA) basis:

Ground floor:	2,376 sq. ft	(220.72 sq. m)
Mezzanine seating:	250 sq. ft.	(23.23 sq. m)
Mezzanine storage/office:	560 sq. ft	(52.05 sq. m)
Total:	**3,186 sq. ft**	**(296 sq. m)**





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
£50,000 per annum exclusive. VAT is applicable.

Service Charge
£2,578.33 per annum to be paid quarterly.

Business Rates
Rateable Value 2026/2027 - £45,500

EPC
An EPC has been commissioned at Band C

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

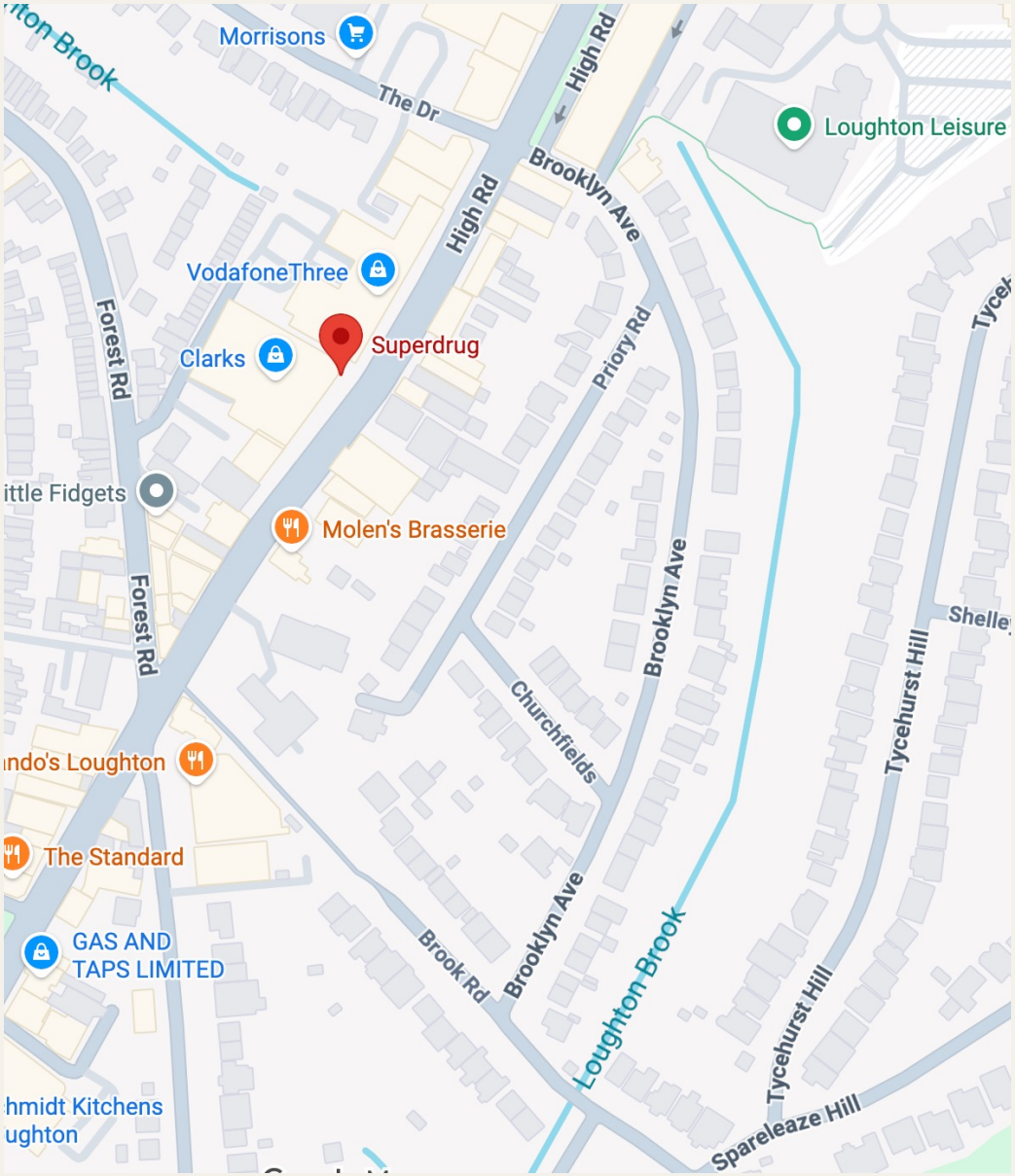
Possession
Immediate upon completion of legal formalities.

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

RENT
£50,000 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.
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