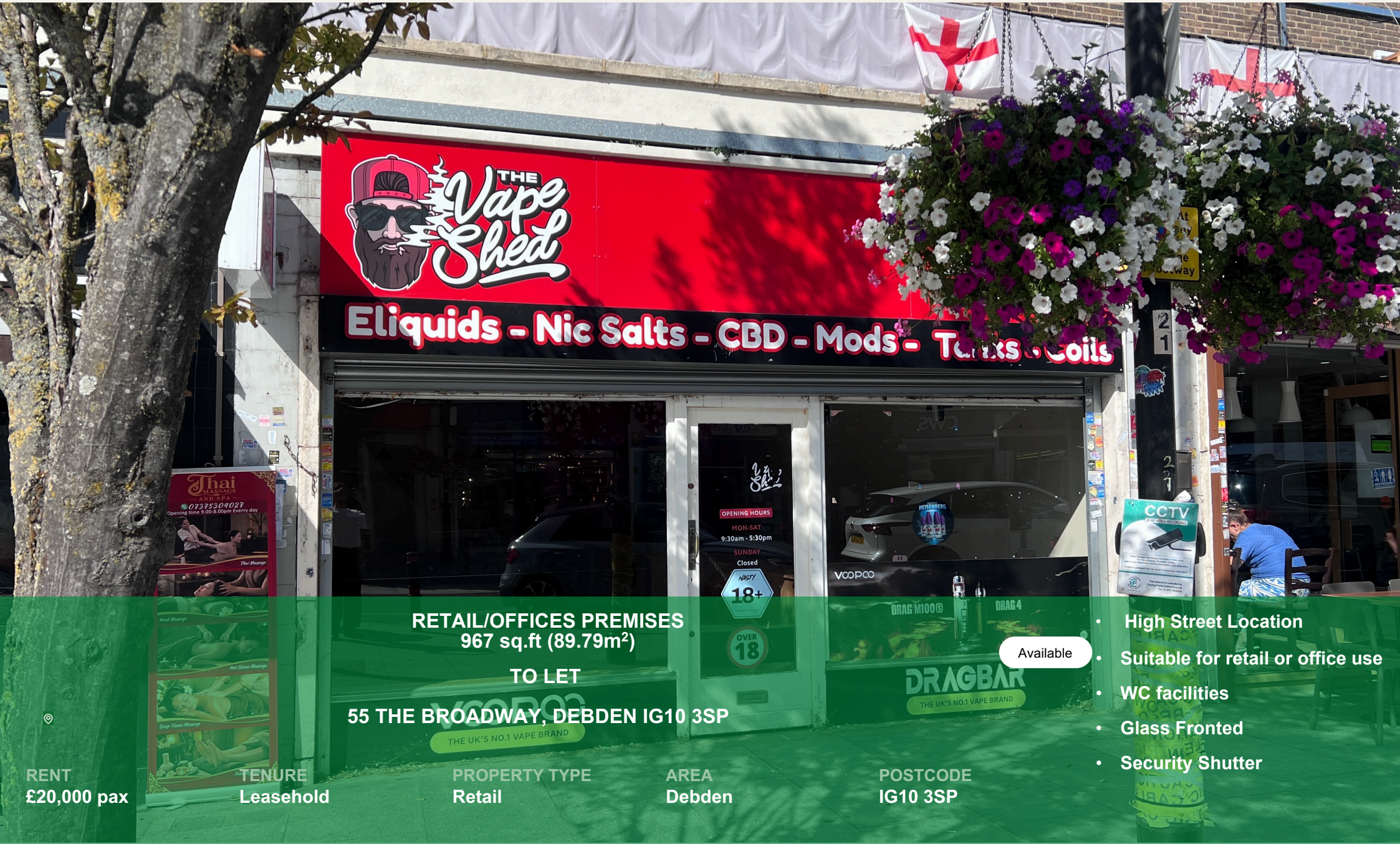
Bennett Phillips

020 8501 3000
bennettphillips.com
enquiries@bennettphillips.com



RETAIL/OFFICES PREMISES
967 sq.ft (89.79m²)

TO LET

55 THE BROADWAY, DEBDEN IG10 3SP

Available

- High Street Location
- Suitable for retail or office use
- WC facilities
- Glass Fronted
- Security Shutter

RENT	TENURE	PROPERTY TYPE	AREA	POSTCODE
£20,000 pax	Leasehold	Retail	Debden	IG10 3SP

Location Details
The property is located on The Broadway where there is a mix of national and local occupiers including Iceland, Greggs, Savers, Subway and William Hill. Access to the local and national road networks is excellent, with junction 5 of the M11 located within half a mile, providing easy access to the A12, A406 and A13 to the East and M25 to the North.

Accommodation
The property comprises a glass-fronted, lock-up ground floor Class E unit, providing a front sales area together with two ancillary rooms suitable for office or storage use. To the rear is a covered, enclosed lean-to extension. The premises benefits from suspended ceilings and a mixture of carpet, laminate and tiled flooring. WC facilities and a sink point are also provided.

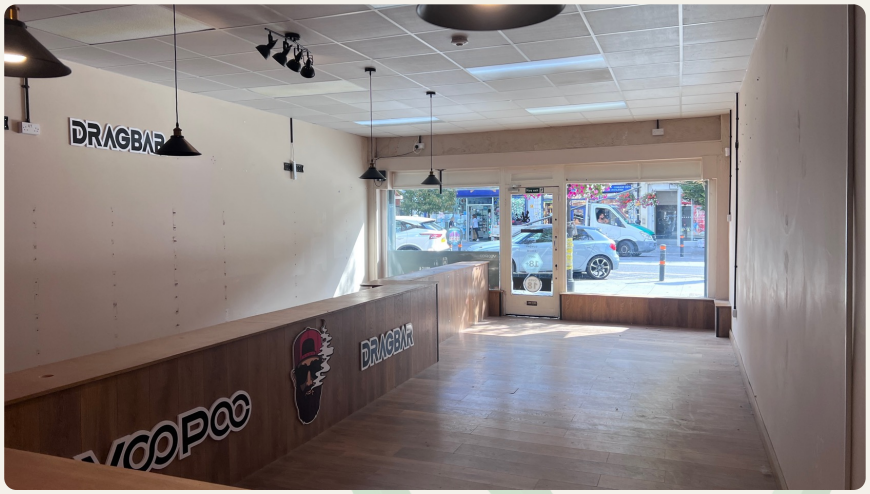
Externally, the property benefits from personnel access to the rear leading to a small courtyard. The following areas are approximate and have been measured on a Net Internal Area (NIA) basis:

Total: 967 sq. ft. (89.79 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. The lease is to be granted outside the provisions of the Landlord & Tenant Act.

Rent
£20,000 per annum exclusive paid quarterly in advance. VAT is applicable.





Business Rates
Rateable Value: 2026/2027 - £18,250.

Possession
Upon completion of legal formalities.

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

EPC
An EPC has been commissioned and the property is rated 70C.

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
£20,000 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

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The Property Ombudsman