Bennett Phillips

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PROMINENT HIGH STREET RETAIL PREMISES
GROUND FLOOR
3,016 sq.ft (280.21 m²)
TO LET

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

Available

- Central High Street Location
- Close to Major Retailers
- Rear Access/Loading
- Air Conditioning
- New Lease
- WC & Kitchen Facilities

RENT	TENURE	PROPERTY TYPE	AREA	POSTCODE
£64,500pax	Leasehold	Retail Premises	Loughton	IG10 1DN

Location
The property
is situated centrally within the High Road, close to numerous national occupiers who include, The Works, Clarks, 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:
The property comprises predominantly open-plan sales accommodation, with ancillary office, WC and kitchenette facilities and storage areas to the rear. The unit is well fitted, incorporating a suspended ceiling and laminate flooring. The premises benefit from ceiling-mounted air conditioning units (untested). Externally, the property benefits from rear access. Approximate floor areas are as follows:

Sales Area:	2,123 sq.ft	(197.22 m2)
Ancillary:	446 sq.ft	(41.44 m2)
Storage 1:	325 sq.ft	(30.23 m2)
Storage 2:	122 sq.ft	(11.32 m2)

Overall Total: 3,016 sq.ft (280.21 m2)

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
£64,500 per annum exclusive. VAT is applicable.

Service Charge
Further details upon request.





EPC Rating
D (79)

Business Rates
Further details upon request.

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

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 appointment through agents Bennett Phillips Luton | 0208 501 3000 | Contact Taylor Phillips at taylor@bennettphillips.com

RENT £64,500 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