

PROPERTY PARTICULARS

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Property Consultants
& Estate Agents

TO LET

265 LOUGHTON HIGH ROAD, ESSEX IG10 1AH



CLASS E PREMISES
1,297 SQ FT

**** NEW LEASE, NO PREMIUM ****

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LOCATION	The property is prominently situated on the east side of Loughton High Road occupying a prime trading position. Nearby occupiers include Superdrug, Space NK, Nandos, Marks & Spencer and Morrisons. Loughton station (Central line) is under 10 minutes walking distance.
DESCRIPTION	The property comprises a ground floor unit within a busy shopping parade.
TENURE	A new lease is available direct from the Freeholder.
AREA(<i>all measurements are stated approx.</i>)	Ground floor 1,297 sq ft /120.5 sqm
ANNUAL RENT	£33,000 per annum exclusive
BUSINESS RATES	We understand the rateable value is £29,500. This is not the rates payable. Rates payable are estimated at £14,721 per annum however this information is not to be relied on and interested parties are advised to confirm this directly with Essex council. Relief may be available.
VAT	The property is elected for VAT – VAT will be charged by the Landlord on outgoings.
PERMITTED USER	Class E use including retail, restaurant, medical, office and leisure.
EPC	C/66
VIEWING	Through joint sole agents

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