

261 HIGH ROAD LOUGHTON

IG10 1AH

bf.

brasierfreeth.com

Shop To Let

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Retail Opportunity
TO LET

LOCATION

The subject premises are located within a popular parade on High Road, Loughton between Traps Hill and Brooklyn Drive. Loughton is a town situated within the Epping forest district located some 13 northeast of Central London with strong transport links with the Central Line Underground station and quick access to the M11 and M25 motorways making a popular destination for commuters.

Nearby occupiers include Cook, Pizza Express, HOB Salons and Space NK with Morrison's supermarket, Costa, Wenzels the Bakers and Boots all situated on the High Road.

DESCRIPTION

The property comprises of an open plan sales area, previously operating as a café arranged over ground floor only with a return frontage. There is a WC and small kitchenette to the rear.

ACCOMMODATION

The accommodation benefits from the following approximate dimensions and net internal areas

Internal width	5.39 m	17 ft 4 ins
Built Depth	19.58 m	64 ft 2 ins
Floor	Size Sq.m	Size Sq.ft
Ground Floor Sales	60.39	650



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TERMS

Available by way of new lease with terms to be agreed.

RENT

The asking rent is £35,000 per annum exclusive of VAT, business rates and other outgoings.

EPC

Further details available upon request. D 80.

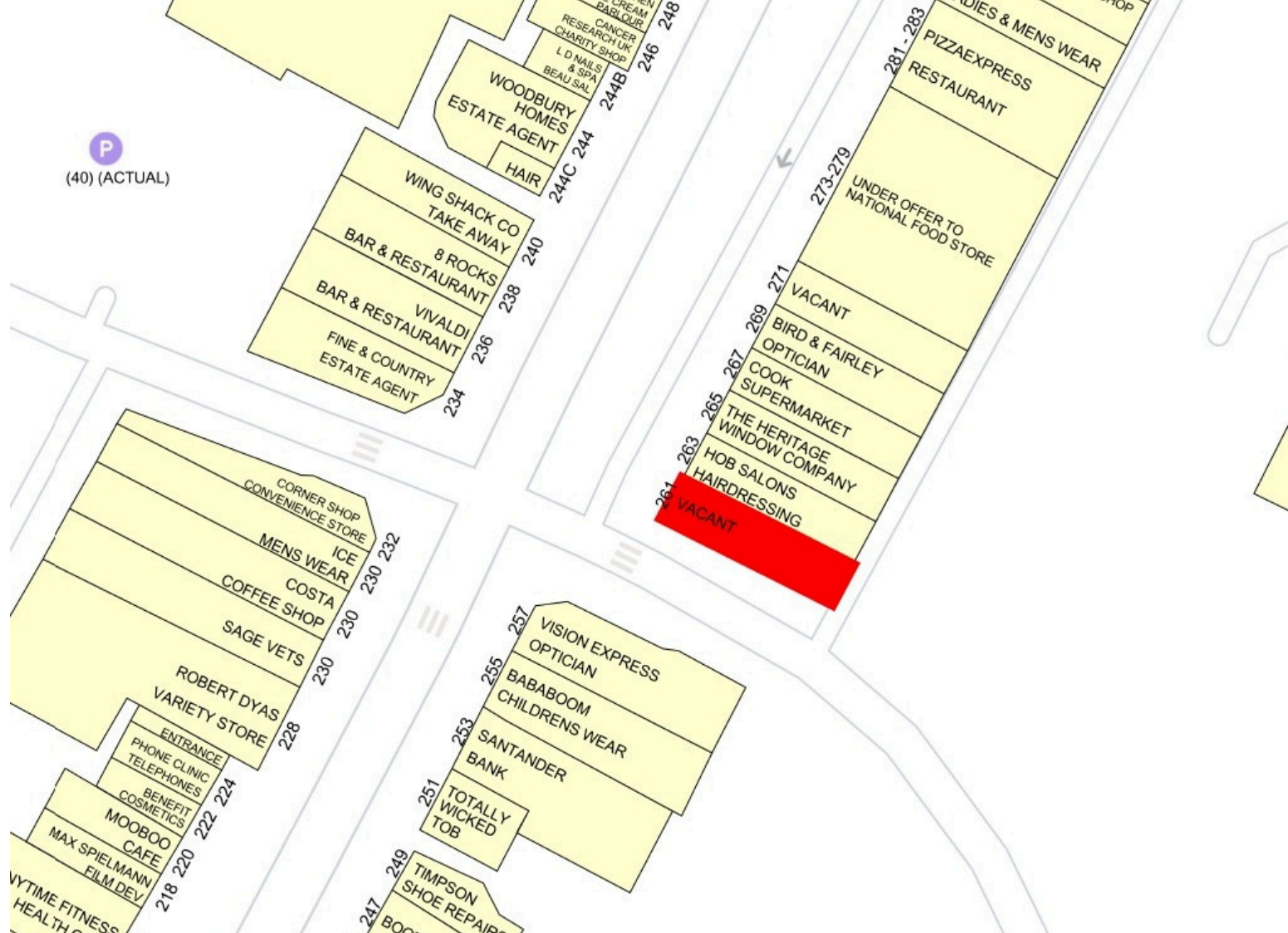
BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £21,750.

For rates payable please refer to the Local Charging Authority, Epping Forest District Council - 01992 564000.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.



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