

PRIME RETAIL UNIT TO LET

214-216 HIGH STREET, EPPING

7-8 Conduit Street
London, W1S 2XF
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www.fawcettmead.co.uk



Retail property expertise

- Prime trading location on High Street
- Modern well configured retail unit

LOCATION

Epping is a market town in the Epping Forest district of Essex. It is located 3 miles north east of Loughton, 5 miles south of Harlow and 11 miles northwest of Brentwood.

The subject property is located in a high footfall location on High Street, in the heart of the town centre. The unit is adjacent to **Pizza Express** and in close proximity to **Caffe Nero** and **Marks & Spencer**.

Other retailers in the immediate vicinity include **Holland & Barrett**, **Superdrug**, **Greggs**, **Fat Face** and **Next**.

ACCOMMODATION

The premises provide the following approximate net internal floor areas:-

Ground Floor Sales:	167 sq m	1,797 sq ft
Basement Anc:	67 sq m	721 sq ft
Total:	234 sq m	2,518 sq ft

RENT

£50,000 per annum exclusive of rates, service charge and VAT (if applicable).

RATES

Rates Payable (18/19) - £28,757

Interested parties should verify these figures with Epping Forest Council (01992 564 000).

TENURE

The property is available on a new effectively full repairing and insuring lease for a term to be agreed.

SPECIFICATION

The premises are handed over in their existing condition.

COSTS

Each party is to be responsible for their own professional costs incurred in the transaction



INSPECTIONS

Viewing is strictly by appointment with:

Nick Carvey
020 7182 7493
nick@fawcettmead.co.uk

Or via our joint agent, Adam Diamant,
Land Commercial, 020 8498 8080

Subject to Contract



Epping



Experian Goad Plan Created: 19/06/2018
Created By: Fawcettmead



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