

# PRIME RETAIL UNIT TO LET

## 202 HIGH ROAD, LOUGHTON

7-8 Conduit Street  
London, W1S 2XF  
020 7182 7480  
www.fawcettmead.co.uk



Retail property expertise

- Prime trading location on High Road
- Modern well configured unit

### LOCATION

Loughton is a busy suburban retail centre within the M25 London commuter belt and is one of the most affluent towns in Essex. The town is situated approximately 10 miles north east of Central London, 11 miles west of Brentwood and 19 miles south west of Chelmsford.

The subject property is located in a high footfall location on High Road, in the heart of the town centre. The unit is adjacent to **Clintons** and in close proximity to **Superdrug** and **WH Smith**.

Other retailers in the immediate vicinity include **Holland & Barrett**, **Superdrug**, **WH Smith**, **Clarks** and **New Look**.

### ACCOMMODATION

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

Ground Floor Sales:	179.6 sq m	1,933 sq ft
First Floor Anc:	157.4 sq m	1,694 sq ft
Total:	337 sq m	3,627 sq ft

### RENT

£60,000 per annum exclusive of rates, service charge and VAT (if applicable).

### RATES

Rates Payable (18/19) - £52,000

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

Subject to Contract / Vacant Possession

