

PRIME UNIT TO LET

273 HIGH ROAD - LOUGHTON

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

Fawcett
Mead

Retail Expertise

- **A1 unit to let**
- **Suitable for a range of uses**
- **Subject to vacant possession**

LOCATION

The subject property is located in a busy parade on High Road, Loughton, that benefits from a number of national and local occupiers.

Retailers in close proximity of the unit include **Fired Earth, Cook, Space NK, Pizza Express, HOB, Boots & Morrisons.**

RENT

On application.

TENURE

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

EPC

Available on request.

RATES

Rateable value (18/19): £24,500
Rates Payable: £11,760 pa

SERVICE CHARGE

£587 per annum for the year ending 31st December 2019.

ACCOMMODATION

The premises provide the following approximate net internal floor areas:

Ground Floor: 58.5 sq m 630 sq ft

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.

TIMING

Subject to vacant possession.



INSPECTIONS

Viewing is strictly by appointment with:

Vincent Morris
020 7182 7485
Vincent@fawcettmead.co.uk

Or via our joint agent, Aaron Bell:
020 3373 9393
aaron@kearneybell.co.uk

SUBJECT TO CONTRACT & VACANT
POSSESSION



Loughton



50 metres

Experian Goad Plan Created: 11/03/2019
Created By: Fawcettmead



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