

PROMINENT RETAIL UNIT TO LET

301-303 HIGH ROAD, LOUGHTON

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



Retail property expertise

- **A1 planning consent.**
- **Modern well configured retail unit.**
- **Double unit in affluent commuter town.**

LOCATION

The subject property is located in a busy parade on High Road, Loughton. The unit benefits from double frontage and is situated adjacent to **Emson Haig** in a prominent position.

Retailers in close proximity of the unit include **Fired Earth, Cook, Space NK, Pizza Express, Boots** and **Morrison's**.

RATES

Rateable Value (17/18) £63,500

Interested parties should verify these figures with the Epping Forest District Council. (01992 564 188).

EPC

An EPC has been requested and will be made available to interested parties.

TIMING

Subject to vacant possession.

TENURE

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

RENT

Quoting rent £55,000 per annum exclusive of rates, service charge, insurance and VAT (if applicable).

ACCOMMODATION

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

Ground Floor Area: 189.15 sq m 2,036 sq ft

SERVICE CHARGE

TBC

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.

RECENT LETTING TO COOK



INSPECTIONS

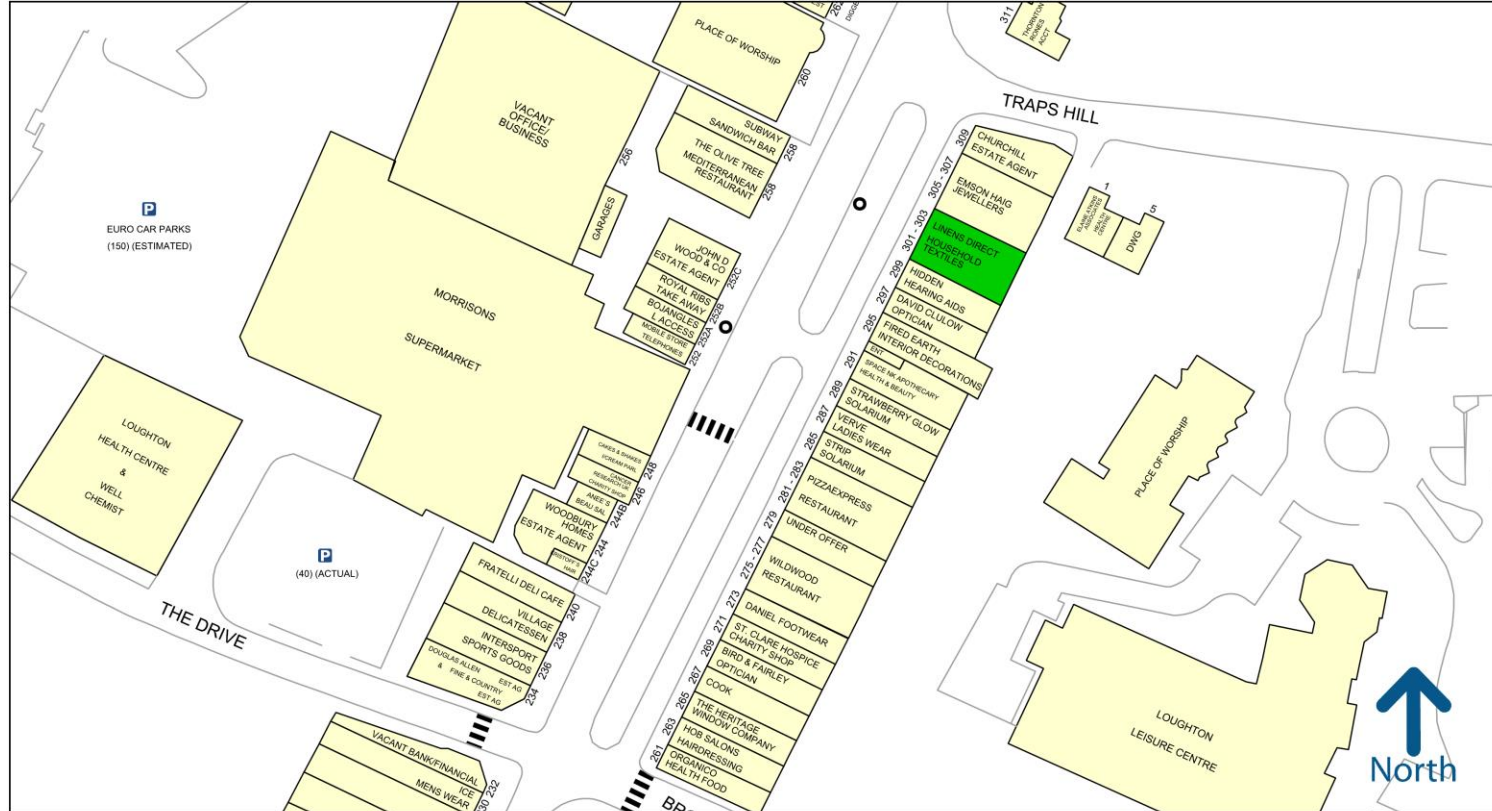
Viewing is strictly by appointment with:

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

**SUBJECT TO CONTRACT & VACANT
POSSESSION.**



Loughton



Experian Goad Plan Created: 23/10/2017
Created By: Fawcettmead



Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

MISREPRESENTATION ACT | COPYRIGHT | DISCLAIMER

Fawcett Mead, for themselves and for the vendors of this property, whose agents they are, give notice that (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or the advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either in whole or any part of an invitation, offer or contract of sale of the property; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to accuracy of such details.

No responsibility or liability is or will be accepted by Fawcett Mead, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, its connection with the possible sale of the property.

No person in the employment of Fawcett Mead or the vendor(s) has authority to make or give any representation or warranty, express of implied, in relation to the property. References to Fawcett Mead include any joint agents acting with Fawcett Mead.