

PROMINENT RETAIL UNIT TO LET

305-307 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.**
- **Subject to vacant possession**

LOCATION

The subject property is located in a busy parade on High Road, Loughton. The unit benefits from double frontage and is situated 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.

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 £72,500 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.



INSPECTIONS

Viewing is strictly by appointment with:

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

**SUBJECT TO CONTRACT & VACANT
POSSESSION.**



Loughton



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