



261 HIGH ROAD LOUGHTON, IG10 1AH

£35,000 PER ANNUM
TO LET

- Prime corner commercial unit within a popular parade on High Road, Loughton
- Approximately 939 square feet (87.25 square metres)
- Available with a new lease and no premium
- Suitable for a range of uses
- EPC Rating - D

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Location

The property is located within a popular parade on High Road, Loughton at the junction with Brooklyn Avenue and The Drive. Loughton is a popular commuter town within the Epping Forest area, 20 miles north-east of central London. Other occupiers within the parade include Pizza Express, Cook, HOB Salons, Space NK, and David Clulow Opticians. Morrison's supermarket, Boots, Santander, Starbucks, Costa Coffee, and Robert Dyas are all within the adjacent parades. Loughton benefits from excellent road connectivity being very close to the M25 Motorway (junction 27), M11 (junction 5), and the North Circular (A406) is approximately 6 miles south. Loughton tube station, which is on the Central Line, is approximately 0.5 miles from the property and provides a regular service into central London.

Please note all times and distances given are approximate only.

Description

A prominent ground-floor commercial unit with excellent return frontage. The property measures 939 square feet (87.25 square metres) and benefits from Class E planning consent. Subject to obtaining appropriate consents, it would be suitable for alternative uses.

Business Rates

2024 Ratable Value: £21,750

UBR (2024/25): 49.9p/£

Rates Payable: £10,853

These figures have been provided by the VOA. All interested parties are advised to make their own enquiries to confirm the accuracy of these figures with Epping Forest District Council business rates department.

Terms

The property is available with a new FRI lease at £35,000 per annum exclusive, with further terms to be agreed. All negotiations are strictly subject to contract.

VAT

The property has been elected for VAT and will be payable at the prevailing rate.

Viewings

Viewings are strictly by appointment through Harston&Co.



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