

Shop - Loughton, IG10

TO LET

271 High Road, Loughton,  
IG10 1AH

**Harston&Co**

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## Highlights

- Ground floor commercial unit within a popular parade on High Road, Loughton
- Approximately 813 square feet (75.57 square metres)
- Available with a new lease and no premium
- Suitable for a range of uses
- EPC Rating - C

## 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 ground-floor commercial unit that measures 813 square feet (75.57 square metres) and benefits from Class E planning consent. Subject to obtaining appropriate consents, it would be suitable for alternative uses.

Please note that the sizes given have been provided by the VOA and are approximate only. All interested parties are advised to rely on their own inspection and survey.

## Business Rates

2024 Ratable Value: £22,250

UBR (2023/24): 49.9p/£

Rates Payable: £11,102.75

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.



Rent:

£35,000 per annum

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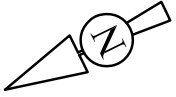
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# LEASE PLAN

MAIN PLAN



 LEASE AREA

PROPERTY ADDRESS:

**GROUND FLOOR SHOP**  
271 HIGH ROAD,  
LOUGHTON,  
ESSEX  
IG10 1AH

SCALE: 1:100 @ A4

DRAWING No: 271HS.1AH.GFS

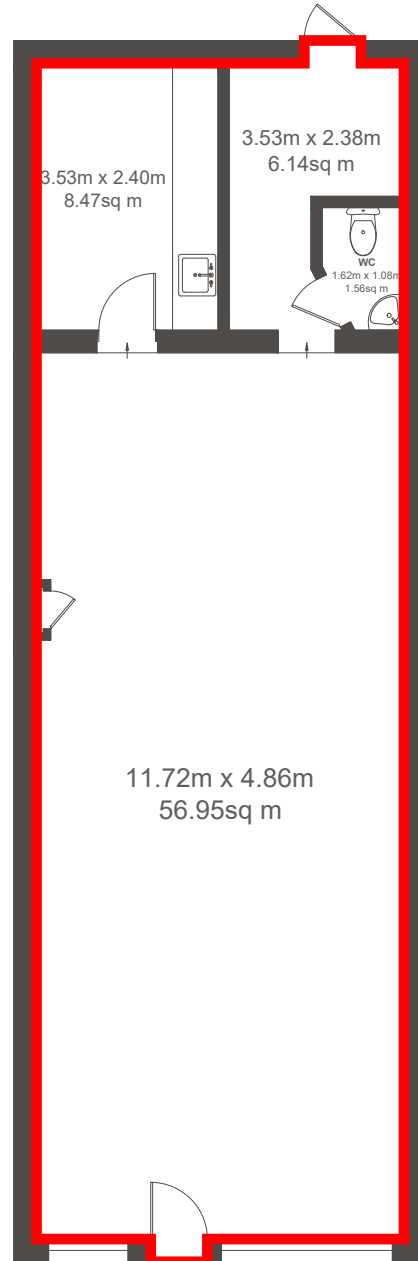
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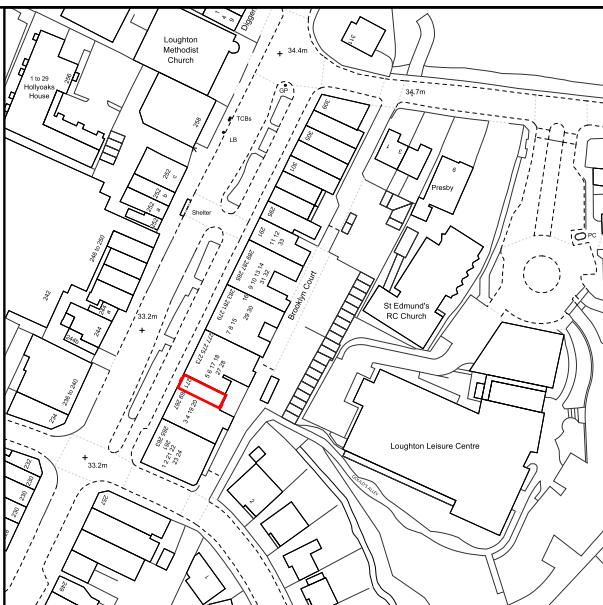
Lease Plans

0203 576 0922  
info@sbileaseplans.co.uk



## GROUND FLOOR

Approx. Gross Internal Floor Area = 75.57 sq m



LOCATION PLAN - SCALE: 1:1250