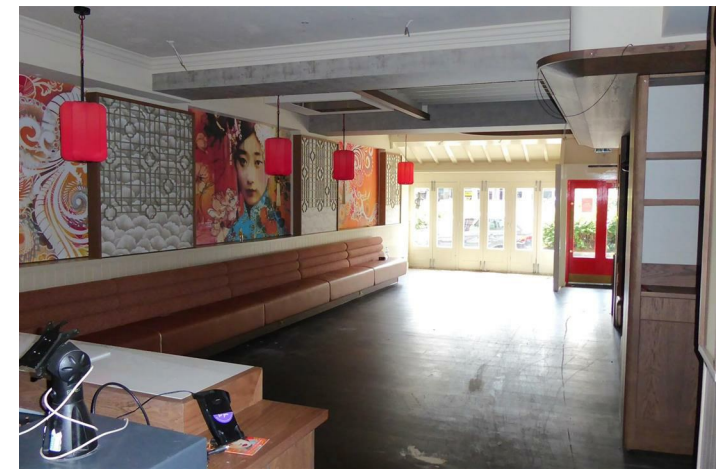




275-277 HIGH ROAD

LOUGHTON, IG10 1AH

£79,750 PER ANNUM
DOUBLE COMMERCIAL UNIT TO LET

- Double ground-floor commercial unit within a popular parade on High Road, Loughton
- Approximately 2,141 square feet (198.87 square metres)
- Available with a new lease and no premium
- The property was formerly used as a restaurant and was recently refurbished; 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. Loughton is a popular London commuter town within the Epping Forest District.

The High Road benefits from strong pedestrian footfall and an established mix of national retailers, independent boutiques, cafés, restaurants, and professional service occupiers. Other occupiers within the parade include Pizza Express, Cook, HOB Salons, Space NK, and David Clulow Opticians. Morrisons Supermarket, Boots, Santander, Starbucks, Costa Coffee, and Robert Dyas are all within 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 is approximately 0.5 miles from the property and provides a regular service into central London via the Central Line.

Please note all times and distances given are approximate only.

Description

Double ground-floor commercial unit that measures 2,141 square feet (198.87 square metres) and benefits from Class E planning consent. The property was formerly used as a restaurant and was recently refurbished. Subject to obtaining appropriate consents, it would be suitable for alternative uses.

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

Additional Space

There is an opportunity for this unit to be let in conjunction with adjacent vacant units (273 & 279 High Road) to provide up to 3,917 square feet (364 square metres).

Please enquire for further details on combined letting opportunity.

Business Rates

2026 Rateable Value: £49,000

UBR (2026/27): 38.2p/£

Rates Payable: £18,718.00

These figures have been provided by HMRC and are based on the retail, hospitality, and leisure small business multiplier. 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 £79,750 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.



Scan to view property details on
harstonandco.co.uk

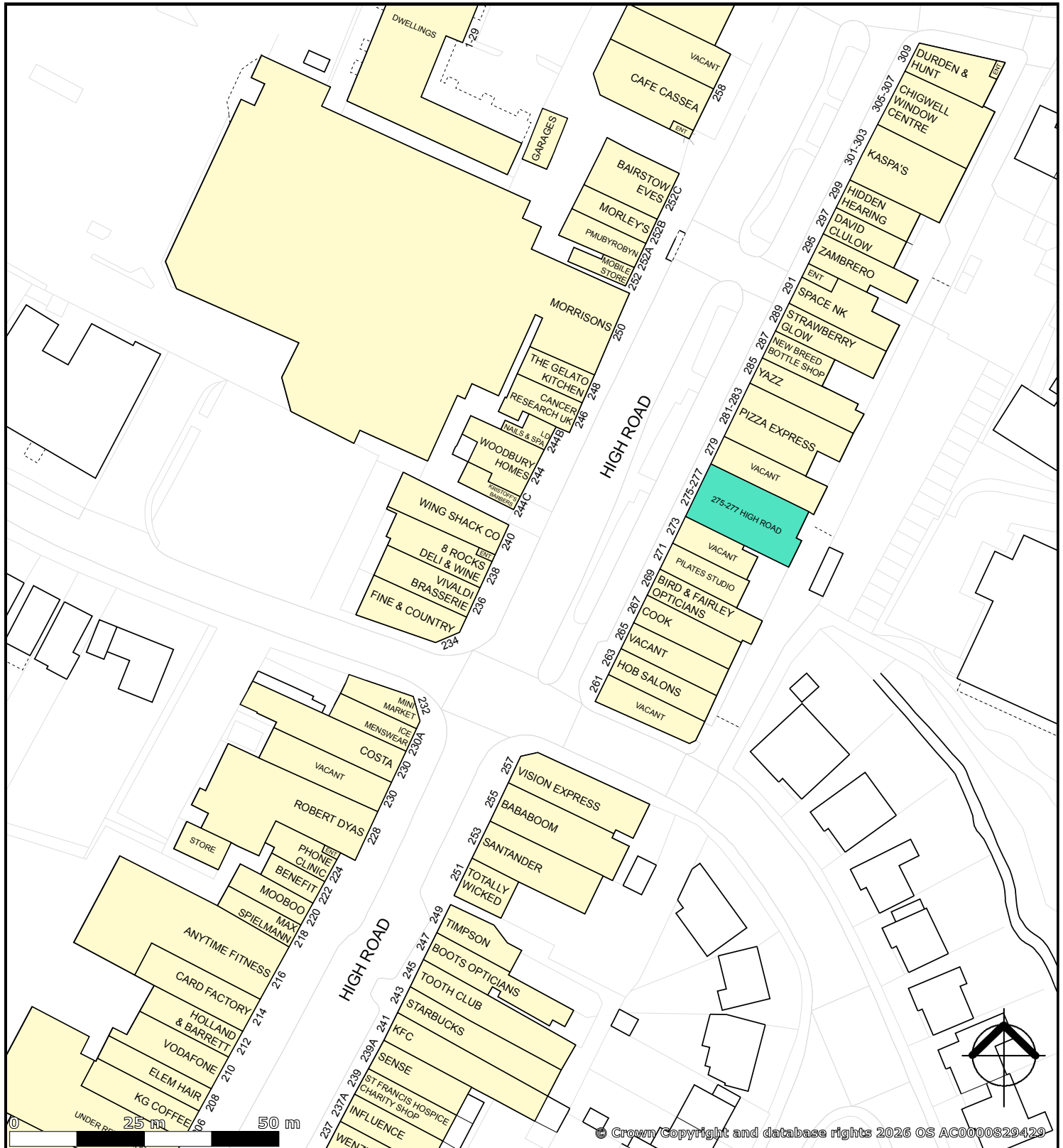
Subject to contract Harston&Co on its behalf and for the vendors or lessors of this property whose agents give notice that: The particulars within this document are for general guidance only and do not constitute any part of an offer or contract for sale or lease. Any statements or representations should not be relied upon as fact, and any interested parties should satisfy themselves as to the accuracy of any statement. Unless otherwise stated, all prices and rents are exclusive of VAT and are subject to change. Harston&Co is the trading name of Harston Property Ltd registered in England No: 10618714.

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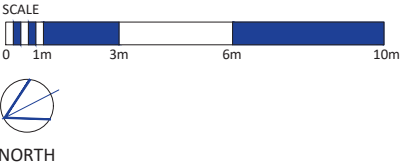
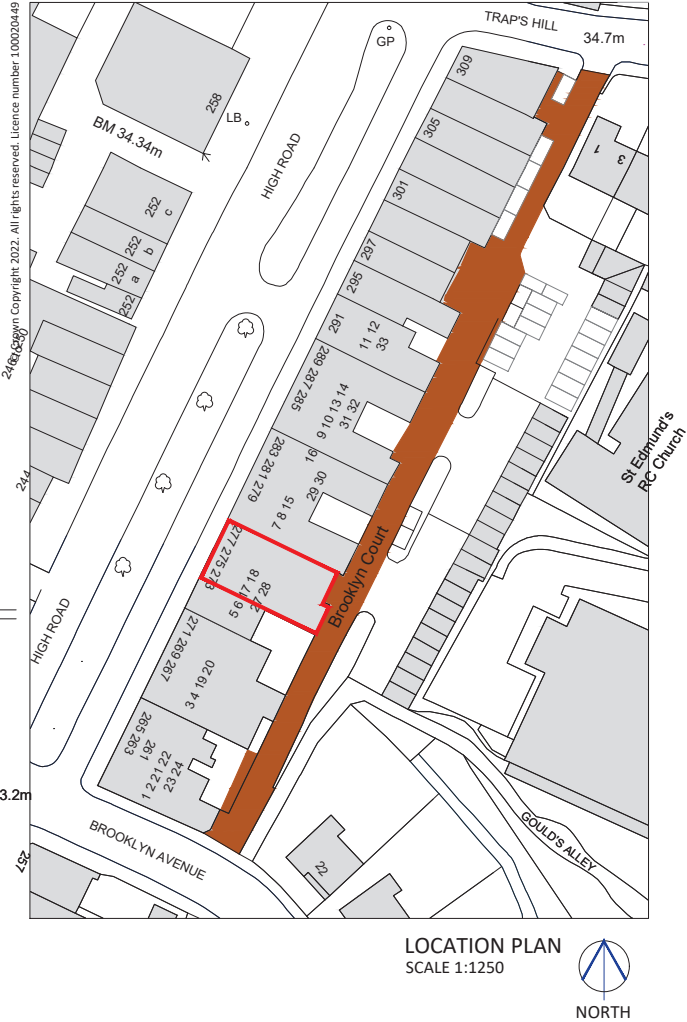
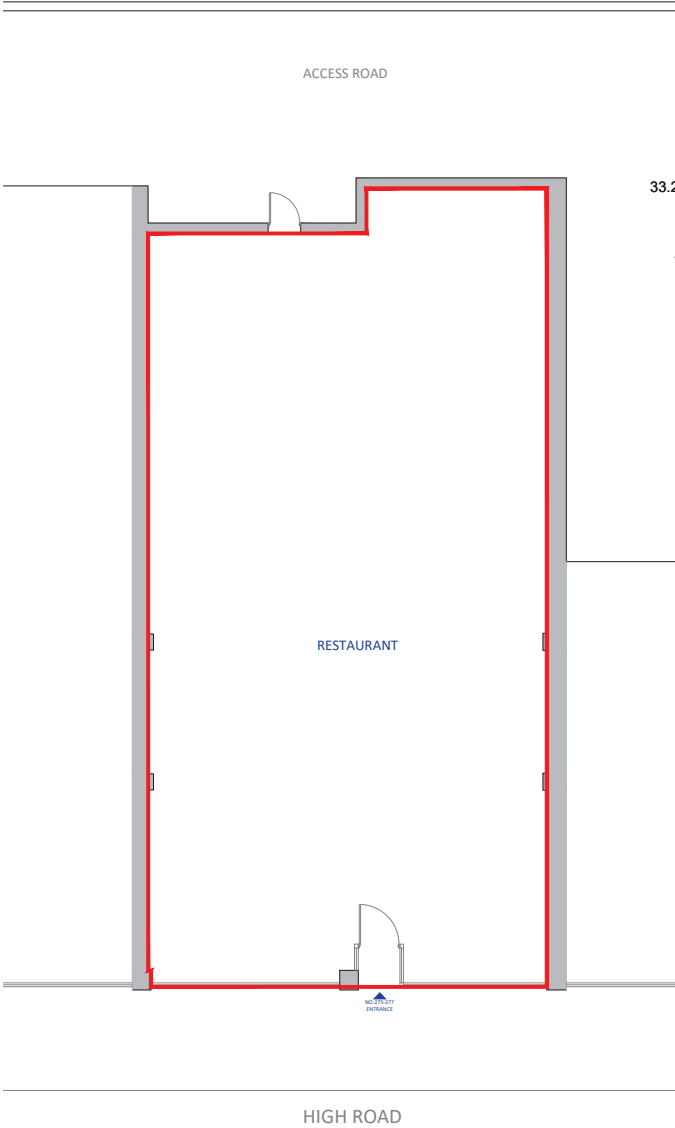
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275-277 High Road, Loughton, Essex, IG10 1AH



PLEASE NOTE - THIS DRAWING HAS BEEN PRODUCED FOR LAND REGISTRATION PURPOSES ONLY.

PLEASE NOTE - A4 PLANS TO BE PRINTED "AS IN DOCUMENT" NOT ENLARGED OR SHRUNK TO FIT PAGE



client	address 275-277 HIGH ROAD LOUGHTON IG10 1AH	location GROUND FLOOR LEASE PLAN	date 07.12.2022	scale 1:200	sheet A4	 Plan London Plan London Ltd 15 Dawkins Road London SE23 3EP T 020 8699 1324 E surveys@plan-london.co.uk W plan-london.co.uk
			dwg no. PL14662-01	revision AA	drawn EJ	