

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 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

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.

Opportunity to be let in conjunction with adjacent vacant units (273 & 279 High Road).

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

2026 Rateable Value: £49,000

UBR (2026/27): 43.0p/£

Rates Payable: £21,070.00

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 £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.



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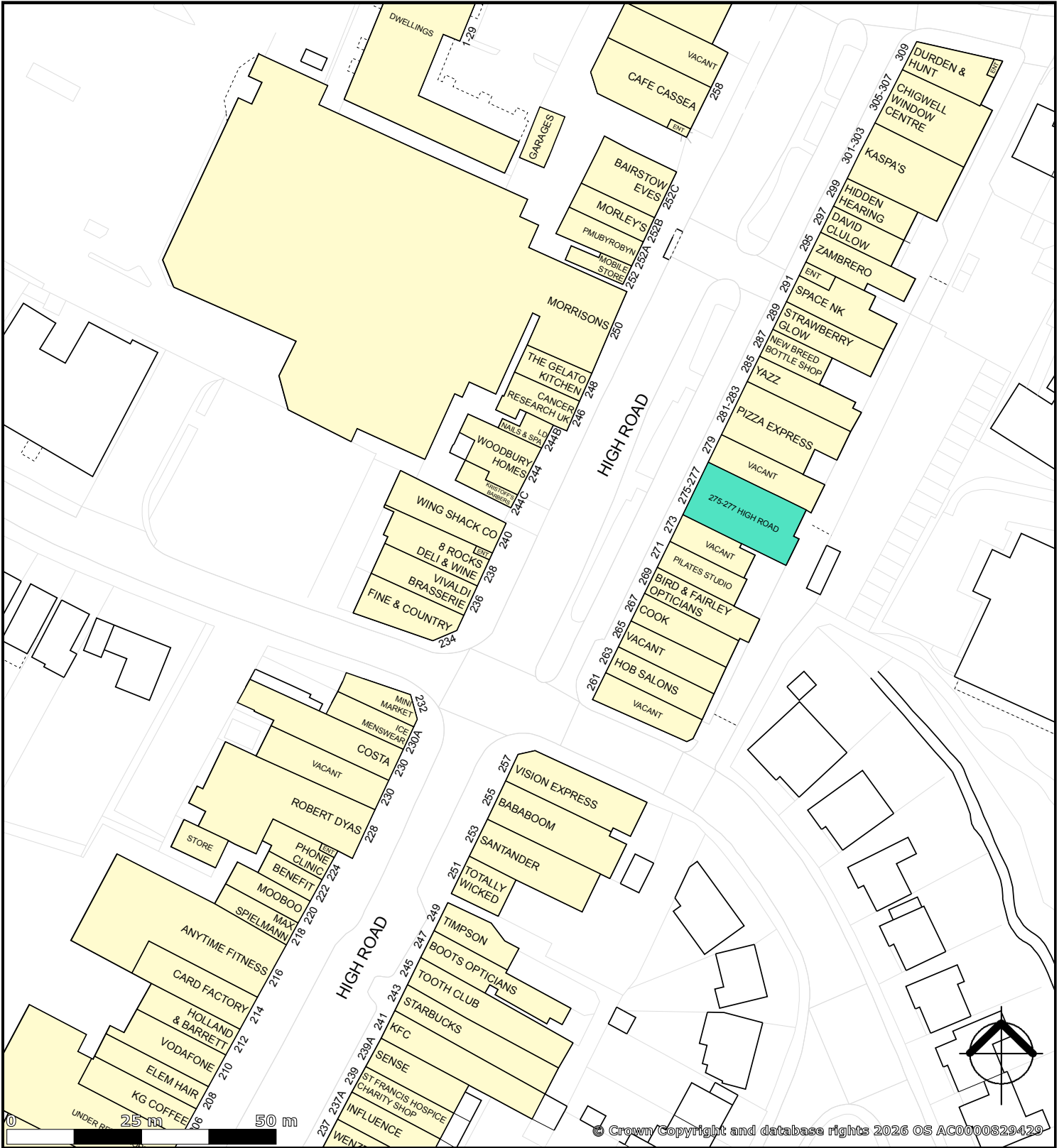
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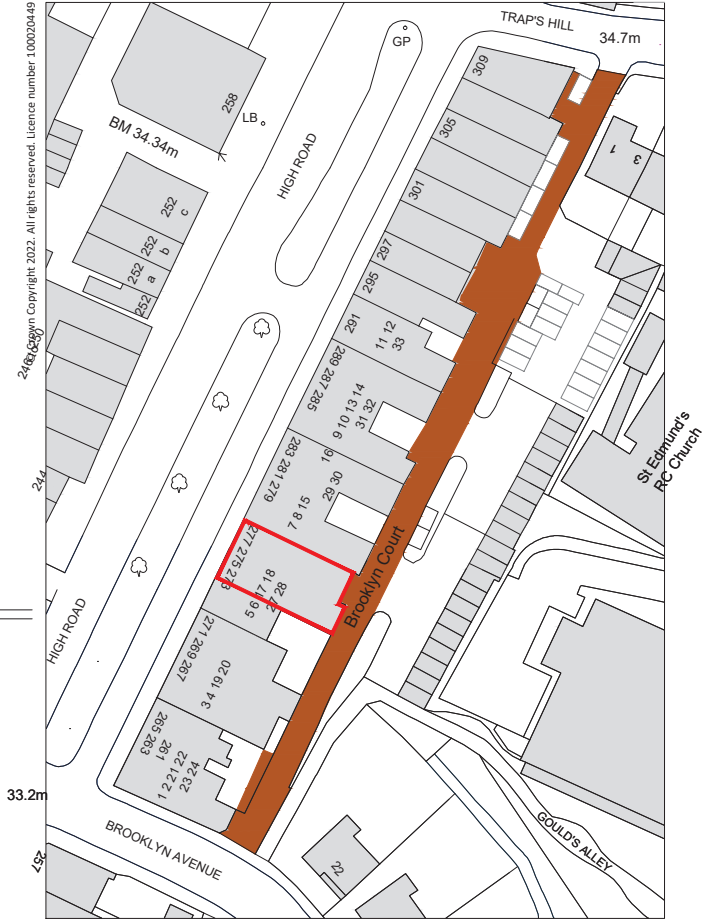
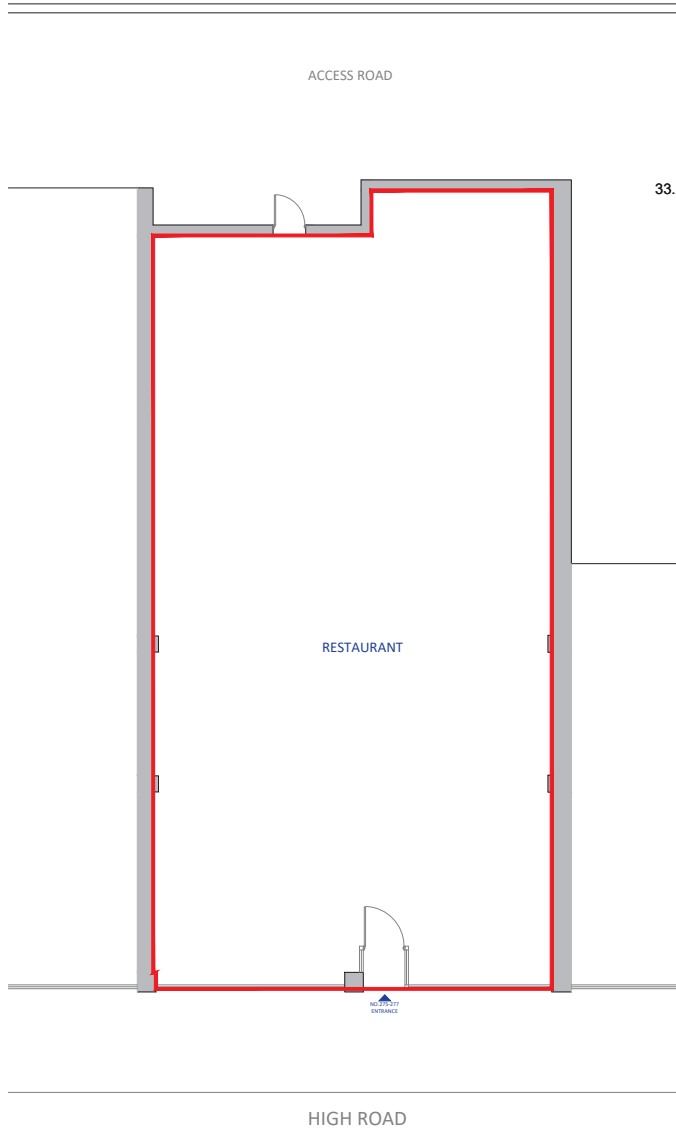
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275-277 High Road, Loughton, Essex, IG10 1AH

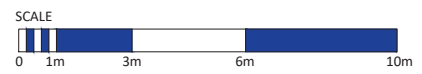


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PLEASE NOTE - A4 PLANS TO BE PRINTED "AS IN DOCUMENT" NOT ENLARGED OR SHRUNK TO FIT PAGE



LOCATION PLAN
SCALE 1:1250



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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 <small>Plan London Ltd 15 Davids Road London SE23 3EP T 020 8699 1124 E surveys@plan-london.co.uk W plan-london.co.uk</small>
			dwg no. PL14662-01	revision	drawn AA	