

275-279 HIGH ROAD LOUGHTON, IG10 1AH

£114,950 PER ANNUM
TRIPLE COMMERCIAL UNIT TO LET

- Triple ground-floor commercial unit within a popular parade on High Road, Loughton
- Approximately 3,273 square feet (304 square metres)
- Available with a new lease and no premium
- Previously used as restaurants; suitable for a range of uses
- EPC Rating - D

Harston & Co

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

Triple ground-floor commercial unit that provides a total of 3,273 square feet (304 square metres). Currently arranged as follows:

275-277 High Road measures 2,141 square feet (198.87 square metres) and benefits from Class E planning consent. Formerly used as a restaurant and is fully fitted, following a recent refurbishment.

279 High Road measures 1,132 square feet (105.12 square metres) and benefits from Class E planning consent. Previously used as a restaurant.

Subject to obtaining appropriate consents, the unit 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

275-277 High Road:
2026 Rateable Value: £49,000
UBR (2026/27): 43.0p/£
Rates Payable: £21,070.00

279 High Road:
2026 Rateable Value: £26,500
UBR (2026/27): 38.2p/£
Rates Payable: £10,123.00

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 £114,950 per annum exclusive for the triple unit, 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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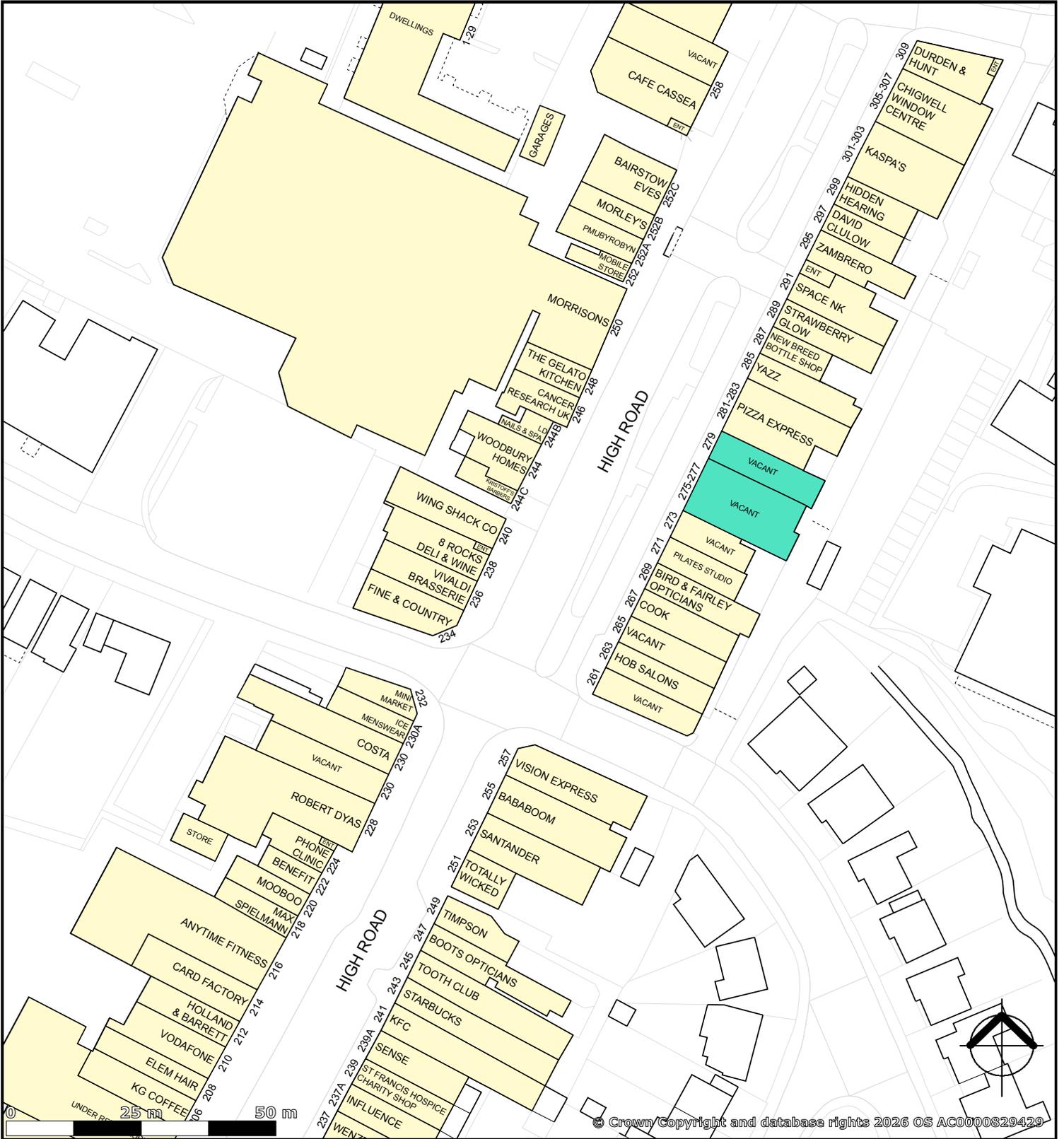
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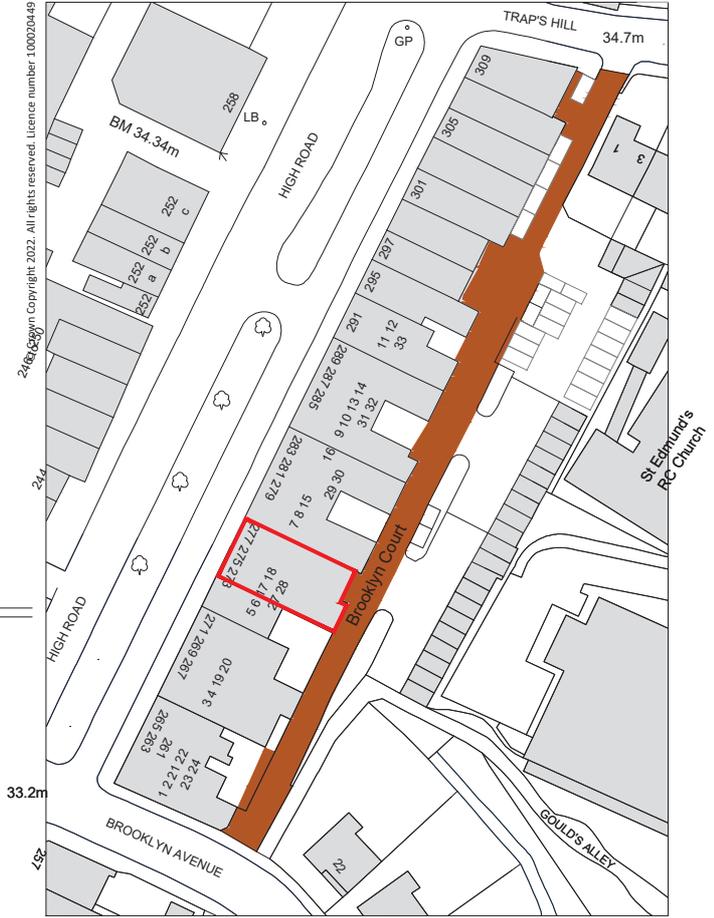
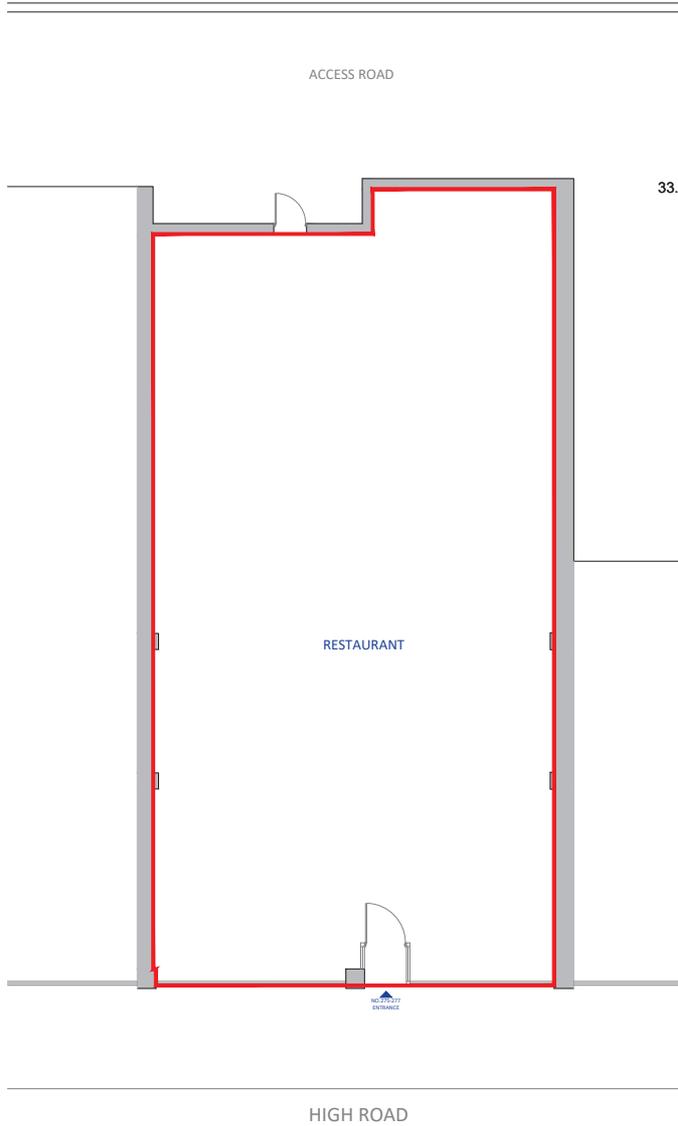
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275-279 High Road, Loughton, Essex, IG10 1AH



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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



NORTH

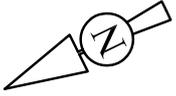


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client	address 275-277 HIGH ROAD LOUGHTON IG10 1AH	location GROUND FLOOR LEASE PLAN	date 07.12.2022	scale 1:200	sheet A4	 Plan London <small>Plan London Ltd 15 Davids Road London SE23 3EP T 020 8699 1124 E surveys@plan-london.co.uk W plan-london.co.uk</small>
			dwg no. PL14662-01	revision	drawn AA	

LEASE PLAN

MAIN PLAN



 LEASE AREA

PROPERTY ADDRESS:

GROUND FLOOR SHOP
279 HIGH ROAD,
LOUGHTON,
ESSEX
IG10 1AH

SCALE: 1:100 @ A4

DRAWING No: 279HS.1AH.GFS

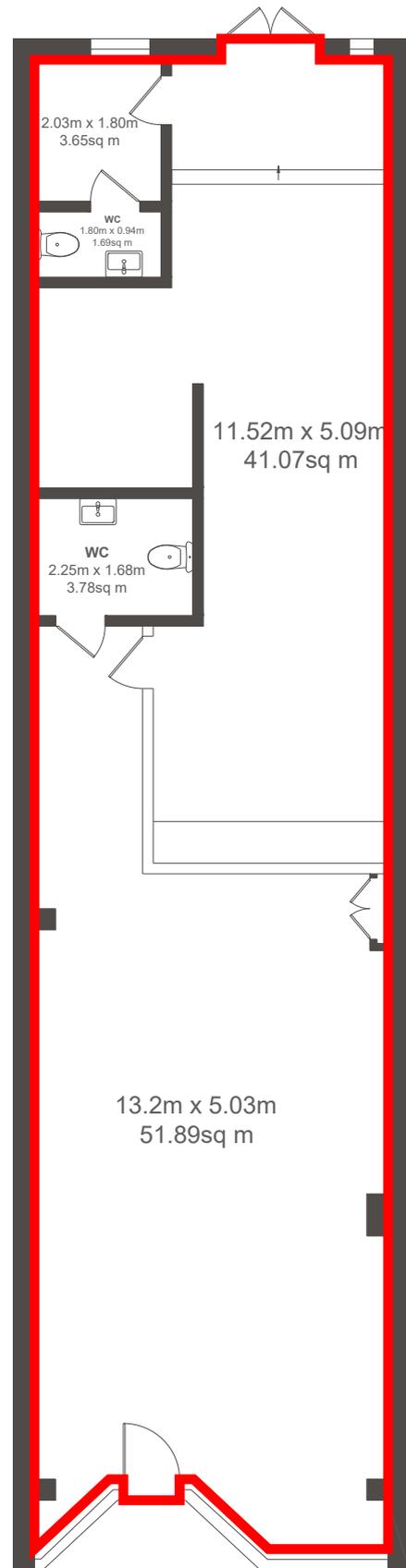
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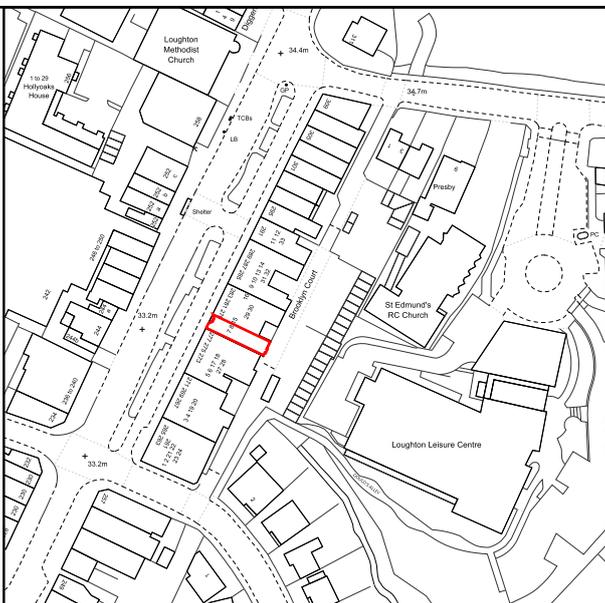
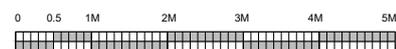
Lease Plans

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GROUND FLOOR

Approx. Gross Internal Floor Area = 105.12 sq m



LOCATION PLAN - SCALE: 1:1250