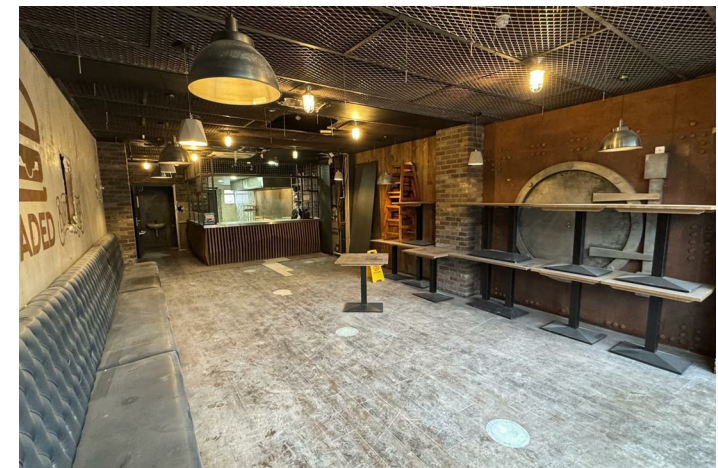
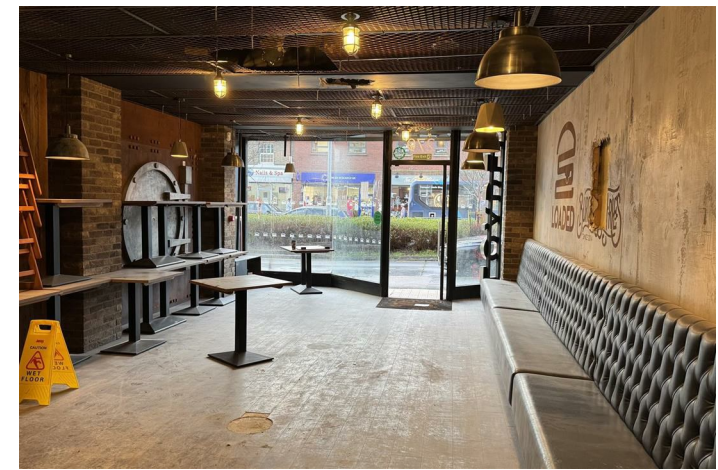




279 HIGH ROAD

LOUGHTON, IG10 1AH

£39,750 PER ANNUM
TO LET

- Ground-floor commercial unit within a popular parade on High Road, Loughton
- Approximately 1,132 square feet (105.12 square metres)
- Available with a new lease and no premium
- Suitable for a range of uses; previously used as a restaurant
- EPC Rating - D

Harston&Co

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

A ground-floor commercial unit that measures 1,132 square feet (105.12 square metres). It was formerly used as a restaurant 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 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 & 275-277 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: £26,500

UBR (2026/27): 38.2p/£

Rates Payable: £10,123.00

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 £39,750 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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This is a detailed street map of a commercial area in London, centered around High Road. The map shows various businesses and their addresses. A specific property at 279 High Road is highlighted in green. The map includes a scale bar (50m) and a north arrow.

Businesses and Addresses along High Road (from top to bottom):

- VACANT 238
- CAFE CASSEA 238
- BIRSTOW EVES 232
- MORLEY'S 232
- PMUBYROBYN 232
- MOBILE STORE 232
- MORRISONS 230
- THE GELATO KITCHEN 248
- CANCER RESEARCH UK 248
- WOODBURY HOMES 244
- WING SHACK CO 240
- 8 ROCKS DELI & WINE 238
- VIVALDI BRASSERIE 236
- FINE & COUNTRY 234
- VACANT 279
- VACANT 275
- PILATES STUDIO 271
- BIRD & FAIRLEY OPTICIANS 269
- COOK 267
- VACANT 265
- HOB SALONS 263
- VACANT 261
- VISION EXPRESS 257
- BABABOOM 255
- SANTANDER 253
- TOTALLY WICKED 251
- TIMPSON 249
- BOOTS OPTICIANS 247
- TOOTH CLUB 245
- STARBUCKS 243
- KFC 241
- SENSE 239
- ST FRANCIS HOSPICE 237
- INFLUENCE 235
- WENZ 233

Businesses and Addresses along other streets (from top to bottom):

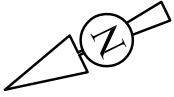
- DWELLINGS 129
- GARAGES 129
- BURDEN & HUNT 309
- CHIGWELL WINDOW CENTRE 305-307
- KASPA'S 301-303
- HIDDEN HEARING 299
- DAVID CLULOW 297
- ZAMBRERO 295
- SPACE NK 291
- STRAWBERRY GLOW 289
- NEW BREED BOTTLE SHOP 287
- YAZZ 285
- PIZZA EXPRESS 281-283
- VACANT 279
- VACANT 275
- PILATES STUDIO 271
- BIRD & FAIRLEY OPTICIANS 269
- COOK 267
- VACANT 265
- HOB SALONS 263
- VACANT 261
- VISION EXPRESS 257
- BABABOOM 255
- SANTANDER 253
- TOTALLY WICKED 251
- TIMPSON 249
- BOOTS OPTICIANS 247
- TOOTH CLUB 245
- STARBUCKS 243
- KFC 241
- SENSE 239
- ST FRANCIS HOSPICE 237
- INFLUENCE 235
- WENZ 233

Businesses and Addresses along other streets (from top to bottom):

- MINI MARKET 232
- MENSWEAR 230
- COSTA 230
- VACANT 228
- ROBERT DYAS 228
- PHONE CLINIC 226
- BENEFIT 224
- MOOBOO 222
- SPIELMANN 220
- ANYTIME FITNESS 218
- CARD FACTORY 216
- HOLLAND & BARRETT 214
- VODAFONE 212
- ELEM HAIR 210
- KG COFFEE 208
- UNDER 206

LEASE PLAN

MAIN PLAN



 LEASE AREA

PROPERTY ADDRESS:

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

SCALE: 1:100 @ A4

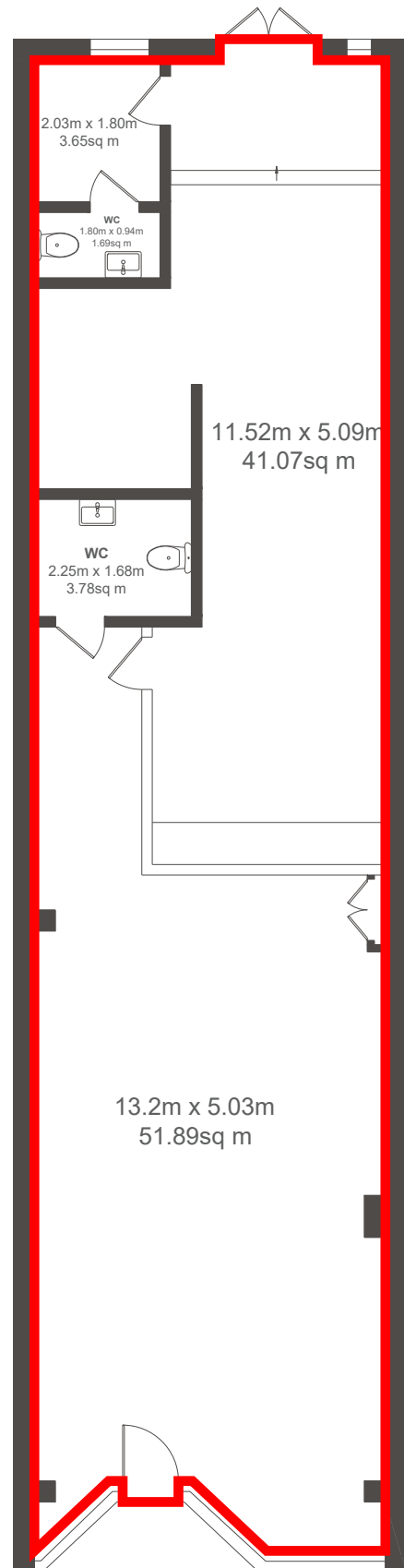
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DATE: 25/06/24

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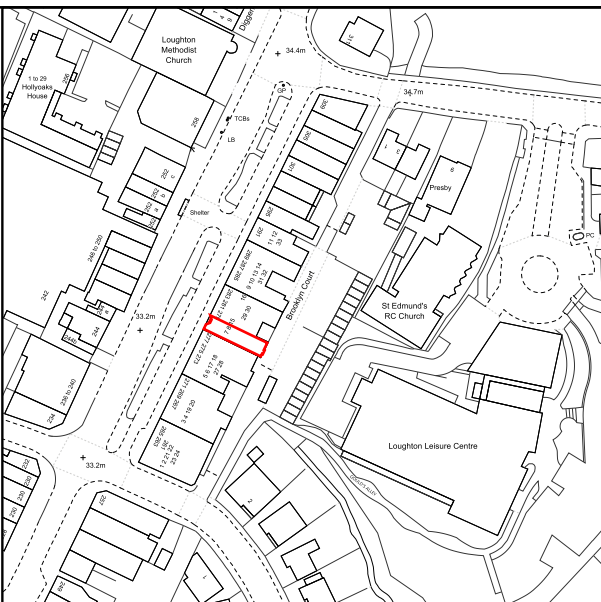


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GROUND FLOOR

Approx. Gross Internal Floor Area = 105.12 sq m



LOCATION PLAN - SCALE: 1:1250