



234 HIGH ROAD

LOUGHTON, IG10 1RB

£45,000 PER ANNUM
TO LET

- Prominent corner commercial unit on High Road, Loughton
- Approximately 1,147 square feet (106.6 square metres)
- Available with a new lease and no premium
- 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. Nearby occupiers include Morrisons Supermarket, Holland & Barrett, Costa Coffee, Robert Dyas, a wide variety of cafés, restaurants, and specialist retailers.

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

Prominent corner commercial unit that measures 1,147 square feet (106.6 square metres) and benefits from Class E planning consent. The property was most recently occupied by an estate agency and is in good decorative order. Subject to obtaining appropriate consents, it would be suitable for a range of uses.

The unit benefits from air-conditioning, rear access, 2 x w/c, and a kitchenette.

Please note that all sizes are approximate only. All interested parties are advised to rely on their own inspection and survey.

Business Rates

2026 Rateable Value: £37,500

UBR (2026/27): 38.2p/£

Rates Payable: £14,325.00

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 £45,000 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.

Viewings

Viewings are strictly by appointment through Harston&Co.



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