

# PARKER JAMES

ESTATES

Established since 1995



## Church Hill

Loughton IG10 1LA

- Freehold
- Three storey
- 167 sqm
- Garden
- Bus route
- Semi-detached
- Customer parking
- Class E use
- Main Road
- Affluent area of Essex

Asking Price £500,000

# Church Hill

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For sale with Class E use is this semi-detached three storey freehold commercial unit with customer or staff parking on Church Hill in Loughton.

The property occupies a prominent position on Church Hill a stretch of the A121 which links Buckhurst Hill and Epping and a continuation of the bustling High Road in Loughton and home to established shops, restaurants and businesses in this affluent area of Essex.

Formerly a Funeral Directors the premises are currently arranged as eleven separate rooms over the lower ground, ground and first floor with a garden to the rear of the building, please see the accompanying floor plan for the layout and exact dimensions of these rooms.

The first floor office and basement storage space can currently only be accessed from inside the commercial unit however, subject to planning consent, this could be reconfigured restoring the property to all or part residential use.

The A1 business use class was replaced by Class E in 2020 which was part of a wider update to the Business Use Classes Order in England and now incorporates a range of former use classes including A1 (shops) A2 (financial and professional services) A3 (restaurants and cafes) and B1 (business).



[Directions](#)



