

INCORPORATING...

brian **dadd** commercial

TO LET

£76,000 PER ANNUM

- Lock-up shop with ancillary upper parts
- Triple-fronted
- Totalling approx 11,400 sq ft
- Includes rear access/parking
- Broadway location

CONTACT: 020 8501 9220
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www.clarkehillyer.co.uk

33-37 THE BROADWAY, LOUGHTON, ESSEX, IG10 3SP



Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.

Location

Situated prominently on Debden Broadway, in Loughton, Essex, which comprises a variety of local businesses and multiple occupiers such as Iceland, Greggs and Superdrug. The premises are situated less than 0.3 miles (482 ft) from Debden Tube Station which is on the Central Line and provides a regular service into Central London. Access to the motorway network is via Junction 5 (southbound only) of the M11 at Debden and Junction 26 of the M25 at Waltham Abbey.

Description

Comprising a lock-up shop which was occupied by The Original Factory Shop for many years. To the rear of the shop is a yard which provides parking and access to the back of the shop. The premises would be suitable for a variety of uses and are more particularly described as follows:

Ground floor:

Sales area: 5,563 sq ft (516.9 sq m).

Office: 252 sq ft (23.4 sq m).

First floor:

Ancillary: 4,874 sq ft (452.8 sq m).

Second floor:

Staff room: 432 sq ft (40.1 sq m).

Kitchenette: 176 sq ft (16.4 sq m).

Ancillary: 103 sq ft (9.6 sq m).

Total: 11,400 sq ft (1,059.1 sq m).

Staff & customer toilet facilities available.

All measurements quoted are approximate only and on the basis of Net Internal Area.

Terms

Available on a new full repairing and insuring lease, on terms to be agreed, at a rent of £76,000 per annum.

Business Rates

Epping Forest District Council have informed us of the following:

2023 Rateable Value: £47,000

2025/26 UBR: 0.499 P/£

2025/26 Rates Payable: £23,453

Interested are advised to confirm current rate liability with the Local Authority.

Legal Costs

To be met by the ingoing tenant.

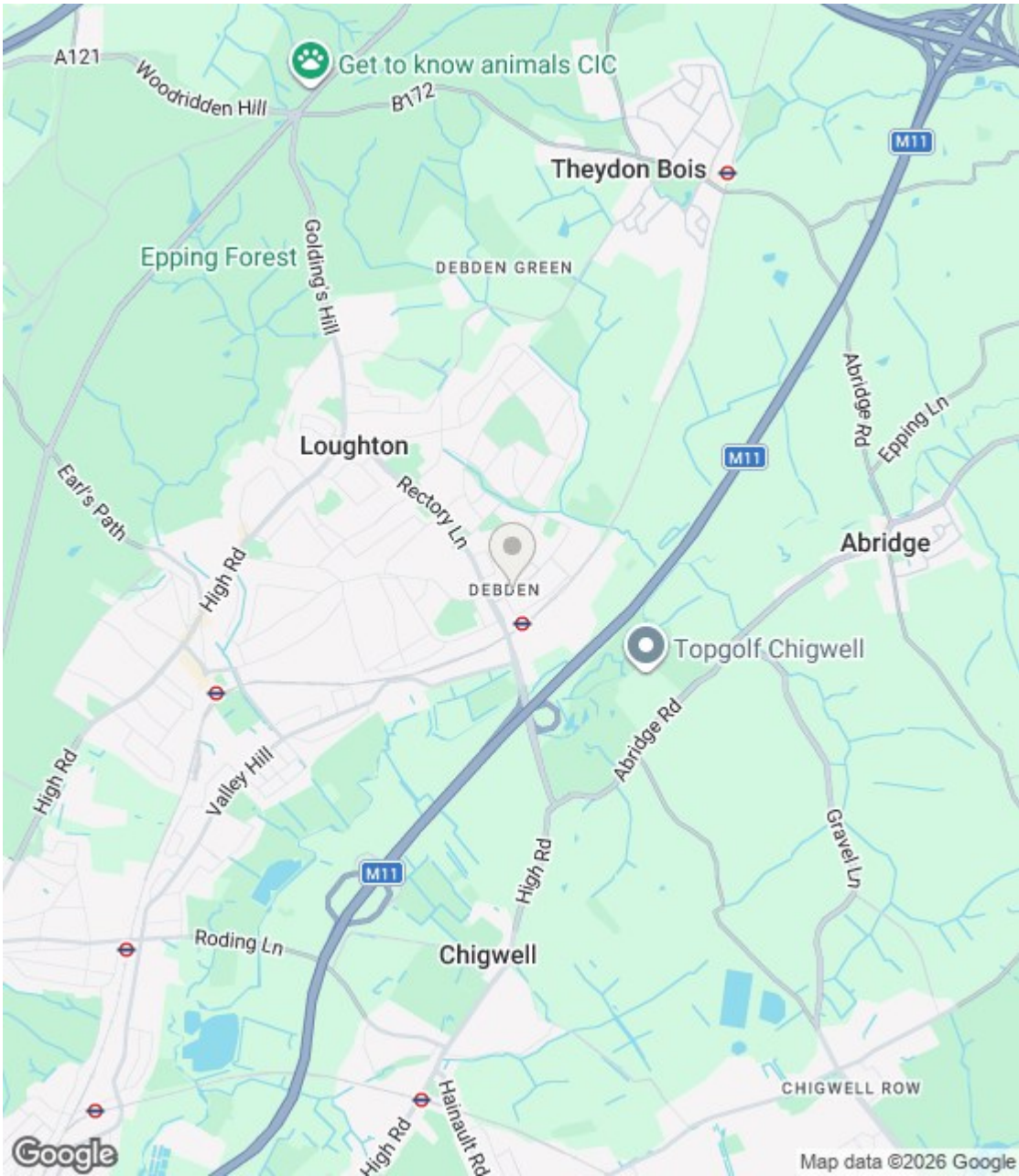
Viewings

Strictly via agents Clarke Hillyer, tel 020 8501 9220.

EPC

The premises have an Energy Performance Certificate rating of C.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	84
England & Wales	EU Directive 2002/91/EC	



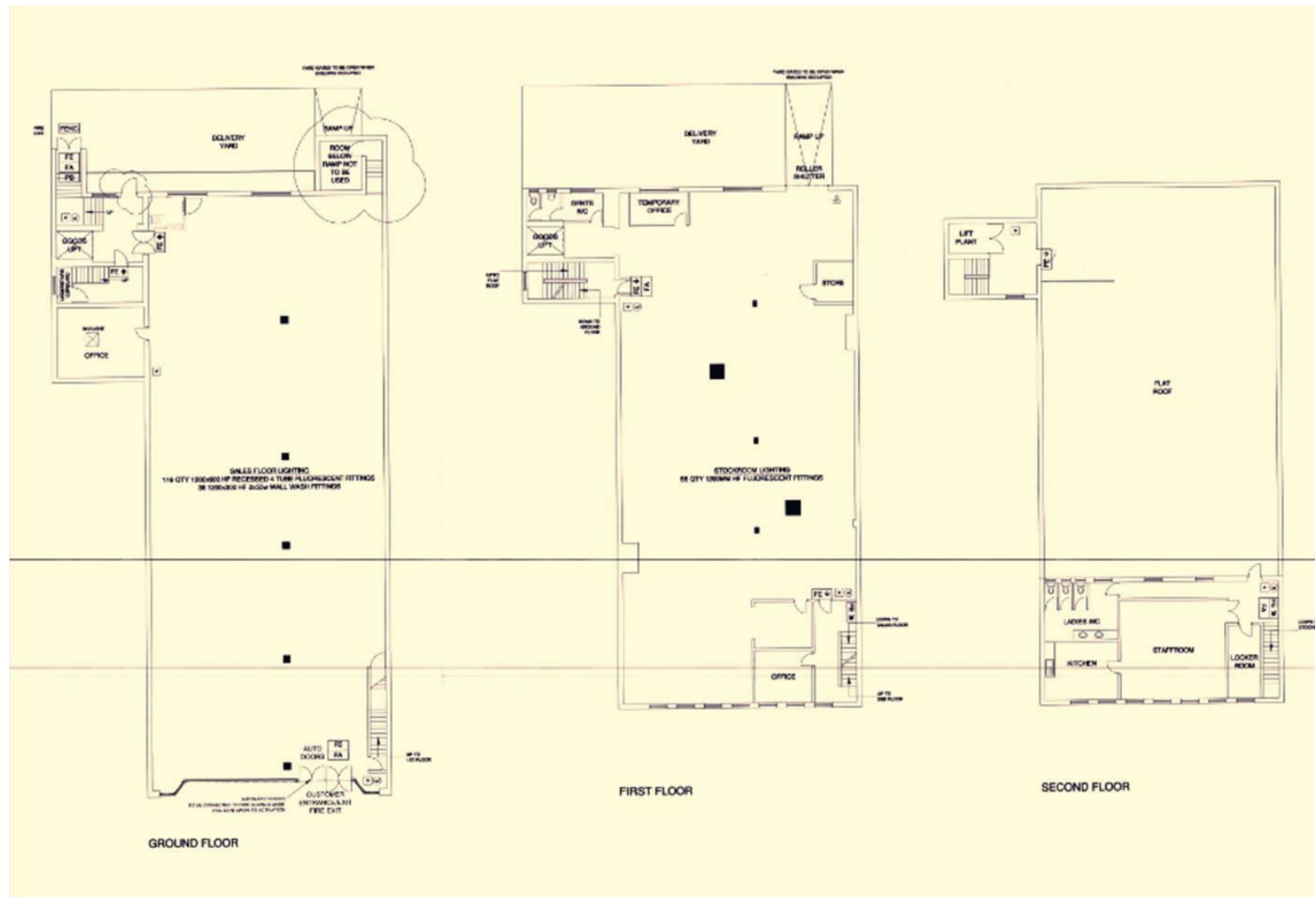
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