

Location

Loughton, Essex is a suburban town on the edge of Epping Forest, around 13 miles northeast of central London. It's known for its blend of historic charm, modern amenities, and excellent transport links, including Central Line tube stations (Loughton & Debden).

The High Road is the town's bustling main commercial street and is home to occupiers such as M&S Simply Food, New Look, Nando's, The Ginger Pig, Zee & Co, Specsavers, Superdrug, Clarks and many more. The subject premises is located adjacent to 8 Rocks Deli & Wine and opposite Pizza Express. Others include Morrisons, Vision Express, Oodles, Kaspas, Space NK & Hob Salons.

Accommodation

The unit comprises a ground floor lock up retail unit with the following approximate net internal floor areas (suitable for a variety of uses):

Ground Floor Sales:	688 sq ft (63.90 sq m)
Ground Floor Storeroom:	763 sq ft (70.90 sq m)
Accessible WC	

Lease

The property is available by way a new effectively full repairing and insuring lease for a term of 10 years, subject to an upward only rent review at the fifth anniversary of term commencement.

Rental

Upon application.

Business Rates

We are advised by the VOA that the property is assessed as follows:

Ratable Value	£32,000
Rates Payable 2025/2026	£17,760 pa

VAT

The property is not elected for VAT.

Energy Performance Certificate

A copy of the EPC Certificate is available upon request.

Costs

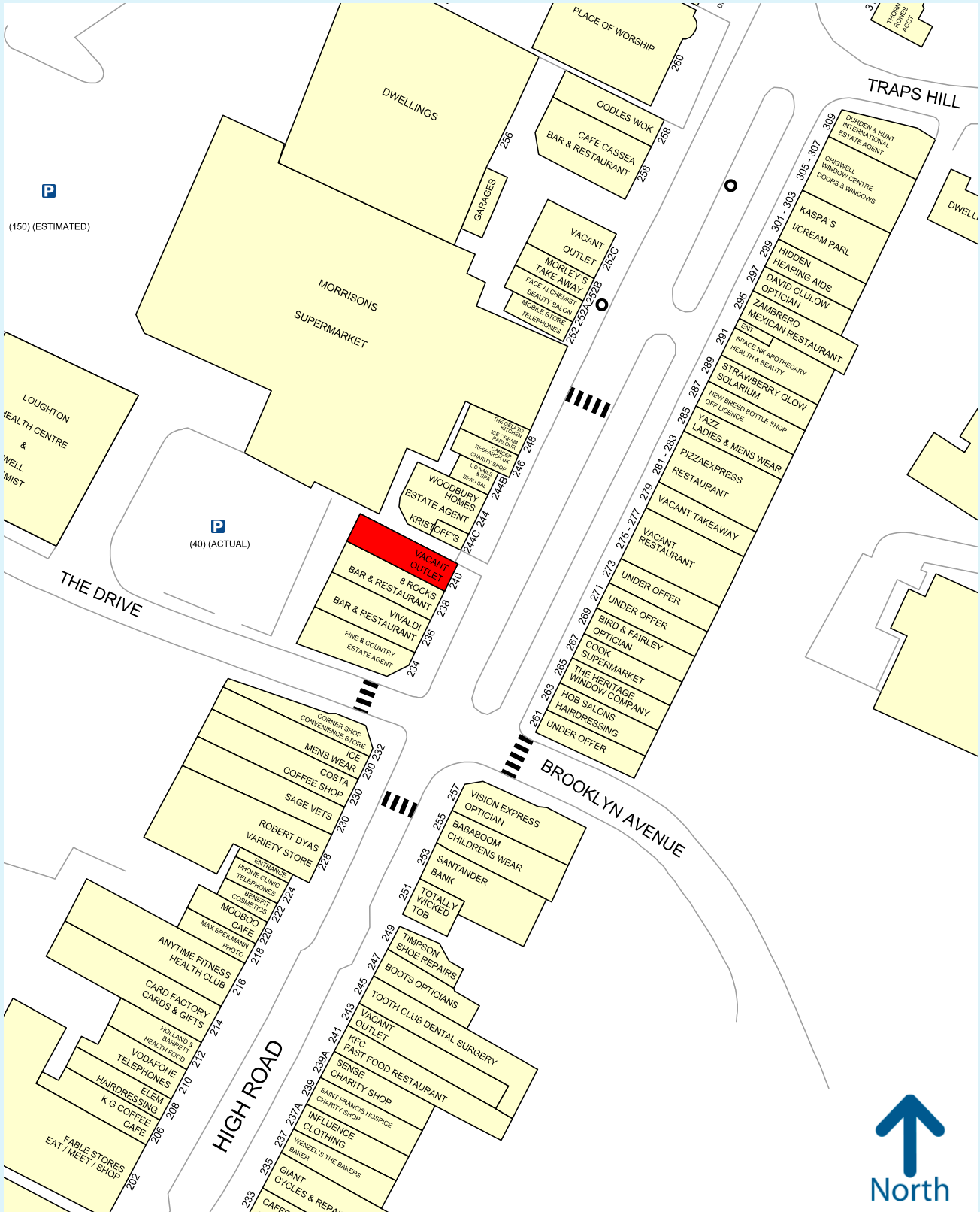
All figures quoted are exclusive of VAT where applicable.

Viewing & Further information:

Strictly by prior appointment through sole agents **Jamieson Mills**:

Contact: Richard Mills
Direct Dial: 07831 758755 / 020 3746 6883
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