



## HIGH STREET SHOP/OFFICE TO LET

588 SQ FT (54.63 SQM) APPROX

132 High Street, Epping, Essex, CM16 4AG

132 High Street is located on the south eastern side of the High Street close to its junction with Station Road and St Johns Road.

The property is two storey providing retail space at ground floor with offices at first floor. A  $\frac{3}{4}$  height display window and glass entrance door give a display frontage of 2.6m width. A single step up divides the retail area into two, towards the rear of which is a single WC. The first floor is open plan.

The Landlord has recently undertaken extensive refurbishment works including new lighting, plumbing and plastering.

- 388 sq ft ground floor retail space
- 200 sq ft first floor office
- Immediately Available
- Recently Refurbished
- Rateable Value £14,500
- VAT is not charged
- EPC Rating - E

RENT £15,500 per annum exclusive

# Mullucks

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Other occupiers in the vicinity include hairdressers, beauty & nail salon, jewellers, ladies wear, and mobile phone repair.

Ground Floor Retail	36 sqm	(388 sq ft)
First Floor Offices	18.59 sqm	(200 sq ft)
Shop Width	2.85m	
Shop Depth	14.5m	

#### TERMS

The property is available by way of a full repairing and insuring lease for a minimum term of 3 years. The letting is to be outside the security of tenure provisions of the Landlord and Tenant Act. A deposit will be required to be held for the duration of the term. Further details available upon request.

#### SERVICE CHARGE

Buildings insurance is charged separately, currently £388 per annum.

#### BUSINESS RATES

We understand that the property has a Rateable Value of £14,500. Dependent upon individual circumstances, occupiers may be eligible for Small Business Rates Relief. Prospective occupiers should make their own enquiries of Epping Forest District Council - 01992 564064 to verify the Business Rates payable.

#### AGENTS NOTE

Food related businesses such as restaurant and takeaway will not be considered at this property. In addition, uses competing with neighbouring occupiers, including barbers, will not be considered.

#### LEGAL COSTS

The tenant is to make a contribution towards the landlord's legal fees. This sum is to be agreed and deposited with solicitors prior to legal documentation being issued.

#### REFERENCES

Prospective tenants will be required to provide business accounts and satisfactory bank, accountant and two trade references (if applicable). A fee of £60 inclusive of VAT is payable towards processing these references.

#### VAT

Unless otherwise stated, all prices and rents quoted are exclusive of VAT. Any intending tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We understand VAT is **not charged** on sums due.

#### MONEY LAUNDERING REGULATIONS 2017

Estate Agents are required to gain proof of identity from Companies and Individuals before accepting an offer for any property. Further information upon request. A fee of £60 inclusive of VAT is payable towards gaining Proof of Identity.

#### CONSUMER PROTECTION REGULATIONS

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or online at <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>

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