

**Bennett  
Phillips  
Luton**

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- COMMERCIAL PROPERTY AGENTS
- SURVEYORS
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- RETAIL
- OFFICE SPACE
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Whilst we at Bennett Philips Luton 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.



## **“TURN-KEY” RESTAURANT PREMISES**

**TO LET / LEASE FOR SALE**

**153 High Road Loughton  
Essex IG10 4LF**

- Prominent return corner frontage
- Circa 60 internal covers/circa 30 external
- Outside covered seating
- Basement kitchen/coldroom/plantroom
- Rear access for servicing
- Full bar
- Parking

**LOCATION:**

The property occupies a highly prominent return, corner frontage, immediately at the junction with Old Station Road when entering Loughton from Buckhurst Hill. The property is close to numerous national occupiers who include, The Works, Clarks, W H Smith, Superdrug, Vodaphone, Card Factory, Spec Savers, Wenzels & Magnet. The Towns retail offering is able to draw on customer base from the equally affluent adjoining catchments of Buckhurst Hill & Chigwell. Loughton (Central Line) underground station is within a 5-minute walk, with access to the national & local road network afforded via junction 5 of the M11 which is within a 5-minute drive of the High Road.

**ACCOMMODATION:**

Comprising a ground floor restaurant, bar, and WC's with external covered / uncovered seating, plus basement kitchen, cold stores, storage areas and plant room. The unit is to be offered fully fitted including all catering equipment and fittings, subject to the payment of a lease premium. A full inventory list is available upon request.

Approximate dimensions & floor areas are as follows:

Ground Floor Retail / Bar & Toilets: 1636sq.ft (152m<sup>2</sup>) approx

Basement Kitchen / Stores etc: 1722sq.ft (160m<sup>2</sup>) approx

External / Covered Seating Area: 600sq.ft approx.

**LEASE:**

A new FRI lease is to be made available for a term to be agreed subject to periodic upward only rent reviews.

**RENT:**

£60,000 per annum exclusive, payable quarterly in advance.

**SERVICE CHARGE:**

This will be circa £5,400 per annum plus VAT (Variable)

**PREMIUM:**

£150,000 plus VAT for the use of the extensive high quality fixtures and fittings and catering equipment.

**BUSINESS RATES**

Rateable Value: £45,250

Rates Payable: 2026/2027 £19,548 per annum

**LEGAL COSTS:**

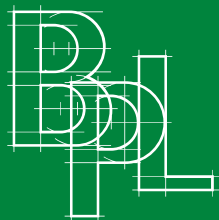
Both parties legal costs are to be borne by the ingoing tenant.

**POSSESSION:**

Immediate upon completion of legal formalities.

**VIEWING:**

Strictly by appointment through sole agents Bennett Phillips Luton | 0208 501 3000 contact Simon Phillips on [simon.phillips@bennettphillips.com](mailto:simon.phillips@bennettphillips.com)



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GDPR General Regulations (GDPR) - As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

Money Laundering Regulations Identity Checks/AML - The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.