

**Bennett
Phillips
Luton**

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- **COMMERCIAL PROPERTY AGENTS**
- **SURVEYORS**
- **MANAGING AGENTS**
- **RETAIL**
- **OFFICE SPACE**
- **INDUSTRIAL**
- **INVESTMENT PROPERTY**

Whilst we at Bennett Phillips 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.



**Prime Retail Unit with Extensive Frontage
2,431sq ft (225.84sq m)**

TO LET

**184-186 High Road
Loughton
Essex IG10 1DN**

- High Street Location
- Amongst national occupiers
- Within a short walk of Loughton (Central Line) underground station
- 6 demised parking spaces at the rear
- Suitable for uses within Class E -
- **EXCLUDING RESTAURANT USE**
- Prominent frontage
- Pay & display parking outside
- Eight temperature control units throughout

**LOCATION:**

The property is centrally situated within the High Road, close to numerous national occupiers who include, The Works, Clarks, W H Smith, Superdrug, Vodafone, 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 double fronted unit (Class E use), with the potential to create clear space subject to removing the previous tenant's partitions. WC & staff areas are provided to the rear along with 6 demised parking spaces in a private car park immediately behind the unit. Approximate floor areas & dimensions are as follows:

GF 44' 9" (13.63m)

SW 47' 3" (max) (14.4m)

SD 62' 0" (18.89m)

Sales area 2,237sq ft (207.82sq m)

Staff room 194sq ft (18.02sq m)

Overall floor area 2,431sq ft (225.84sq m)

LEASE:

A new Full Repairing and Insuring Lease is to be granted for a term to be agreed subject to periodic upward only Rent Reviews. The Lease is to be granted inside the Landlord & Tenant Act.

RENT:

£87,500pax, paid quarterly in advance. VAT is applicable.

BUSINESS RATES:

Rateable Value 2023-2024 : £71,000

Rates Payable 2023-2024: £36,352 per annum

Retail & Leisure premises - From 01/04/25 until 31/03/26 at the earliest, qualifying tenant's will be able to claim relief against full Business rates. During this period, the rate liability will be based on paying 40% of the annual rates payable (RP). Whilst this information is provided in good faith, prospective tenants are advised to make their own enquiries to establish whether they qualify for full or partial rate relief.

ADMINISTRATIVE FEE:

Upon terms being agreed and prior to Solicitor's being instructed, the prospective tenant or purchaser is to pay an administrative fee of £500 plus VAT to Bennett Phillips Luton. This fee will cover all associated administrative costs including any referencing fees incurred. In the event that the Landlord or Vendor withdraws from the transaction once solicitors are instructed, 50% of the fee will be refunded.

LEGAL COSTS:

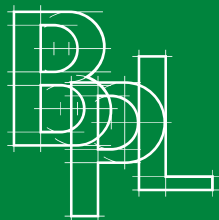
Each party are to be responsible for their own legal fees borne in this transaction.

POSSESSION:

Available from expiry of the existing lease on 7th July 2025 or earlier subject to the surrender of the existing lease.

VIEWING:

Strictly by appointment through sole agents Bennett Phillips Luton | 0208 501 3000 Contact Marc Luton at marc@bennettphillips.com



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