

**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.



### **Lock Up Shop**

**8 Church Hill  
Loughton  
Essex  
IG10 1LA**

**TO LET**

- **Electric Shutters**
- **Wood Strip Flooring**
- **Inset Spotlights**
- **Main Road Frontage**
- **Forecourt Display**

**Location.**

The property is situated at the northern end of High Road Loughton where it joins Church Hill. There are a number of established localised occupiers within the immediate vicinity who include: Bosworth Family Butchers, Daniel Robinson Funeral Directors & Krystalized hair & beauty. Loughton Cricket Club & the junction with York Hill are within 100 yards away, where a branch of Zizzi's Italian Restaurant is found. Loughton Central Line Underground Station is around a 15 minute walk from the property which is accessed passing through the High Road where a number of the country's leading retailers are represented.

**Accommodation.**

Comprising a lock-up shop in clear space, with ancillary rear storage, WC & kitchen facilities & a small forecourt fronting Church Hill. Approx floor areas & dimensions are as follows:

Gross Frontage 18' 9" (5.71m)  
Shop width (max) 18' 0" (5.48m)  
Shop Depth 35' 6" (10.82m)  
Sales area 537sq ft (49.94sq m)  
Ancillary storage 141sq ft (13.09sqm)  
Forecourt display

**Lease.**

A 5 year term is available drawn outside the provisions of the Landlord & Tenant Act, subject to a rolling 3 month notice period after the first year.

**Rent.**

£10,500pax paid quarterly in advance. VAT is not applicable.

**Business Rates.**

Rateable Value: £15,000

Retail & Leisure premises - From 01/04/25 until 31/03/26 at the earliest, a tenant's rates 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

**Possession.**

Immediate upon completion of legalities.

**Legal Costs.**

The ingoing tenant is to be responsible for the Landlords reasonable legal costs.

**Administrative Fee:**

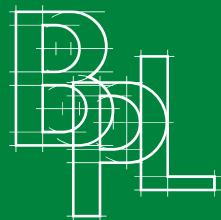
Upon terms being agreed and prior to Solicitors being instructed, the prospective tenant or purchaser is to pay an administrative fee of £500 plus VAT to Bennett Phillips Luton. This fee will cover all associated administrative costs including any referencing fees incurred. In the event that the Landlord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

**Possession:**

Immediate upon completion of legal formalities.

**Viewing:**

Strictly by appointment through sole agents Bennett Phillips Luton | 0208 501 3000, Contact Marc Luton at [marc@bennettphillips.com](mailto:marc@bennettphillips.com)



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