



275-277 High Road, Loughton IG10 1AH

Location

The property is located within a popular parade on High Road, Loughton. Loughton is a popular commuter town within the Epping Forest area, 20 miles north-east of central London. Loughton benefits from excellent road connectivity being very close to the M25 Motorway (junction 27), M11 (junction 5), and the North Circular (A406) is approximately 6 miles south. Loughton tube station, which is on the Central Line, is approximately 0.5 miles from the property and provides a regular service into central London.

Other occupiers within the parade include Zambrero Loughton (Mexican), Space NK, New Breed Bottle Shop, Pizza Express, Loaded Gourmet Burgers, Bird & Fairley (Opticians), HOB Salons, Organico (Fruit & Veg). Wing Shack, Morrison's supermarket, Boots, Santander, Starbucks, Costa Coffee and Robert Dyas are all within the adjacent parades. For an understanding of the location please review [Google Street View](#).

Description

A ground-floor commercial unit. It was most recently occupied as a fully fitted restaurant following a substantial refurbishment approximately 1 year ago.

The net internal areas are understood to be:

Ground Floor	198.87 sq m	2,141 sq ft
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Please note that the sizes given have been provided by the VOA and are approximate only. All interested parties are advised to rely on their own inspection and survey.

Lease

The premises are available by way of new FRI lease term to be agreed. Offers in the region of £85,000 pax are invited

Planning

The premises benefit from E Class Planning permission. Subject to obtaining appropriate consents, it would be suitable for alternative uses.

Rating

The current rateable value of the premises is £46,500 from April 2023.

Further Details

The premises benefit from an EPC rating of B. The certificate can be provided upon request. Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable, and possession will be available upon completion of legal formalities.

Viewing is strictly by prior appointment with sole agents Davis Coffer Lyons dcl.co.uk

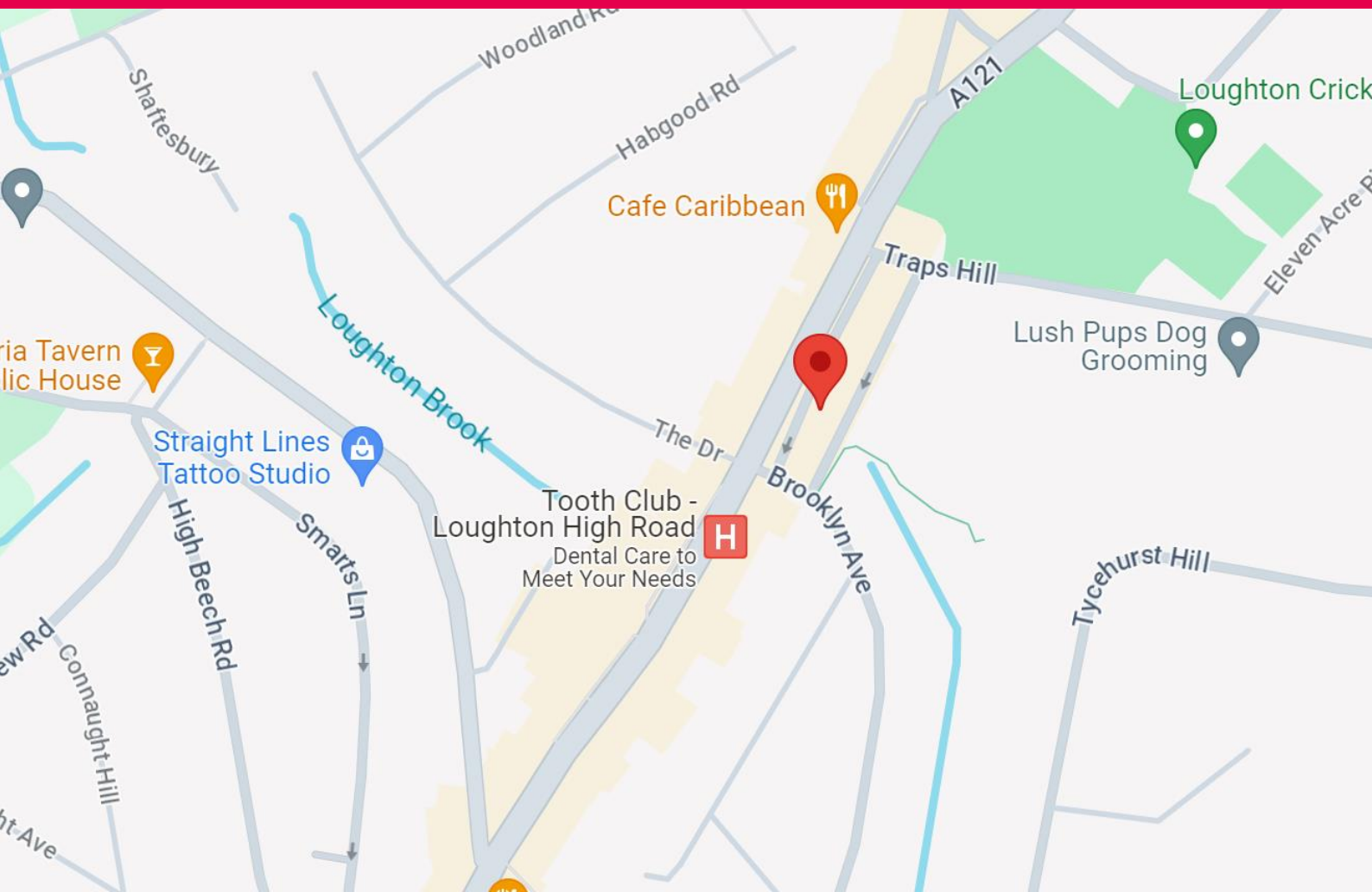
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**DAVIS
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NEW LEASE – E CLASS PREMISES

2,141 SQ FT, LOUGHTON IG10



SPACENK

ORGANICO®

**BIRD & FAIRLEY
OPTICIANS**

**hob
salons**

Zambrero

**WING
SHACK CO!**

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