



kearney bell

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## LOUGHTON – 285 HIGH ROAD

### COMMERCIAL UNIT TO LET ALL USES CONSIDERED

#### LOCATION

The subject property is located in a busy parade on High Road, Loughton that benefits from a number of national and local occupiers.

Retailers in close proximity of the unit include Fired Earth, Cook, Space NK, Pizza Express, HOB and Kaspas.

#### TENURE

The property is available on a new effectively full repairing and insuring lease for a term to be agreed.

#### ACCOMMODATION

The premises provide the following approximate net internal areas:

Ground Floor	100.3 sq m	1,080 sq ft
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#### HANDOVER

The unit is to be handover over as seen.

#### RENT

On application

#### SERVICE CHARGE

£680 per annum for the year ending 31<sup>st</sup> December 2021.

#### RATES

Rateable value – £31,000

50% business rates relief until March 2023 for eligible occupiers.

Interested parties should make their own enquiries to the local authority to verify the information.

#### EPC

Available on request.

#### TIMING

The unit is available subject to vacant possession from the existing tenant.

#### COSTS

Each party is to be responsible for their own professional costs incurred in the transaction.

#### INSPECTIONS

Viewing by appointment with:

Aaron Bell / 020 3773 9393

[aaron@kearneybell.co.uk](mailto:aaron@kearneybell.co.uk)

Subject to vacant possession