



kearney bell

406 Linen Hall, 162/168 Regent Street
London, W1B 5TG

T: 020 3773 9390
www.kearneybell.co.uk



LOUGHTON – 271 HIGH ROAD COMMERCIAL UNIT TO LET

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, 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 73.6 sq m 792 sq ft

RENT

£26,500 per annum, payable quarterly in advance.

SERVICE CHARGE

£585 per annum for the year ending 31st December 2023.

RATEABLE VALUE

From 1st April 2023 – £22,250.

Interested parties are advised to contact the local authority to verify these figures.

HANDOVER

The unit is to be handover over as seen.

EPC

Available on request.

TIMING

Available immediately.

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



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