



kearney bell

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

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LOUGHTON – 273 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 independent occupiers.

Retailers in close proximity of the unit include, Cook, DIM T, 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	54.8 sq m	590 sq ft
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RENT

£25,000 per annum, payable quarterly in advance.

SERVICE CHARGE

£556 per annum for the year ending 31st December 2023.

INSURANCE

Currently £1,063 per annum.

RATEABLE VALUE

From 1st April 2023 – £19,500.

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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Important Notice: These particulars are intended as a guide and must not be relied upon as statements of fact and that are expressly excluded from any contract. All prices/rents are quoted exclusive of any VAT which may be payable. Under new Anti Money Laundering legislations Kearney Bell are obliged to verify the identity of proposed tenants once a letting has been agreed. An AML check will need to be completed by proposed tenants once Heads of Terms have been agreed. SUBJECT TO CONTRACT.