



kearney bell

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## LOUGHTON – 261 HIGH ROAD

### HIGHLY PROMINENT 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:

GF sales	52.1 sq m	561 sq ft
GF ancillary	21.3 sq m	229 sq ft

#### RENT

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

#### SERVICE CHARGE

£618 per annum for the year ending 31<sup>st</sup> December 2023.

#### INSURANCE

Currently £1,181 per annum.

#### RATEABLE VALUE

From 1<sup>st</sup> April 2023 – £21,750.

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](mailto: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.