

FORMER POLICE STATION AVAILABLE ON A NEW LEASE

230 HIGH STREET
EPPING
CM16 4AP



- Prominent character building.
- Suitable for a variety of uses.
- Available immediately.

■ Location

The subject premises is situated in a prime position in this busy affluent market town. M&S Simply Food, Boots, Superdrug and Holland & Barrett all have representation as do a number of specialist and "high end" independent fashion outlets, along with national established high street names such as Next and Fat Face. The town also has a number of multiple restaurant occupiers such as Prezzo, Pizza Express and Wildwood giving the town an excellent mixture of quality retail and leisure. Operators directly opposite the subject premises are Caffe Nero and Card Factory.

■ Description

The subject premises are arranged over ground and basement levels. The upper floors are potentially available.

■ Accommodation

The property has the following approximate dimensions and floor areas:-

Internal Width	11.93 m	39 ft 1 ins
Shop Depth (Approx)	13.87 m	45 ft 6 ins
Ground Floor (Approx)	153.29 Sq. m	1,650 Sq. ft
Basement (Approx)	74.32 Sq. m	800 Sq. ft
Total	227.61 Sq. m	2,450 Sq. ft

Please note that there is potential to extend the ground floor by approximately 1,000 Sq. ft.

■ Terms

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

■ Rent

Rent on application.

■ EPC

The EPC rating for this property is D 78.

■ Rates

Zero payable until 1st April 2021 due to the Government Covid-19 tax break.

Prior to that the VOA website shows a Rateable Value of £25,750 and for rates payable from 1st April 2021 please refer to the Local Charging Authority, Epping Forest District Council - 01992 56400.

■ Legal costs

Each party are to be responsible for their own legal costs incurred in this transaction.

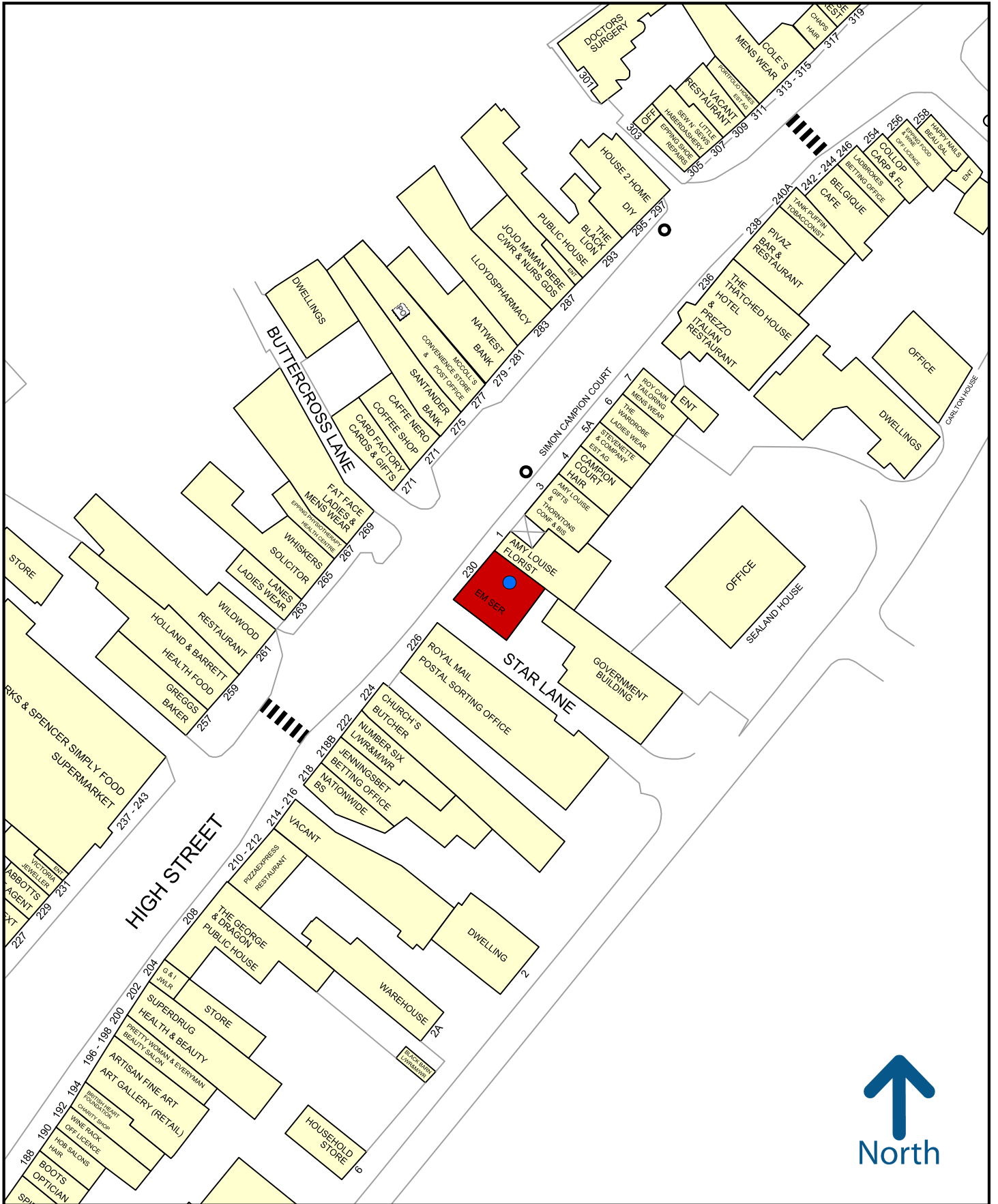
VIEWINGS - Strictly by appointment

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50 metres

Experian Goad Plan Created: 21/07/2020
Created By: Brasier Freeth



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