

PROMINENT SHOP TO LET

Class E Use

Flexible use allowing a wide range of commercial, business and service uses including **retail**, **office**, **healthcare**, **fitness and wellness** uses.

- New Lease Available
- Ground Floor Only
- Rent - £18,500 pax
- E Class Use
- Busy High Street Position
- E Class Use

55 High Street, Epping,
Essex CM16 4BA



Location:

The property is situated within the popular and affluent London suburb of Epping 5 miles north of Chigwell and 17 miles north-east from the centre of London. The town benefits from its proximity to the M25 and from regular Central Line Underground services to London. The property is positioned within the prosperous town centre, on the North side of the High Street a few yards away from **Tesco** Supermarket and car park. Other occupiers include a wide range of local shops and restaurants.

Description:

Ground floor shop recently refurbished

Approximate net internal areas below: -

Internal Width	4.55 m	14.93 ft
Front shop area	35.78 m ²	385 sq. ft
Rear shop area/ancillary	10.27 m ²	110.55 sq. ft
Kitchen & WC area	8 m ²	86 sq. ft
Total Area	54 m²	581 sq. ft

Rear access to a small yard with an area for a commercial bin storage

Tenure:

New Lease to agreed.

Rent:

Offers are sought circa. **£18,500** per annum exclusive

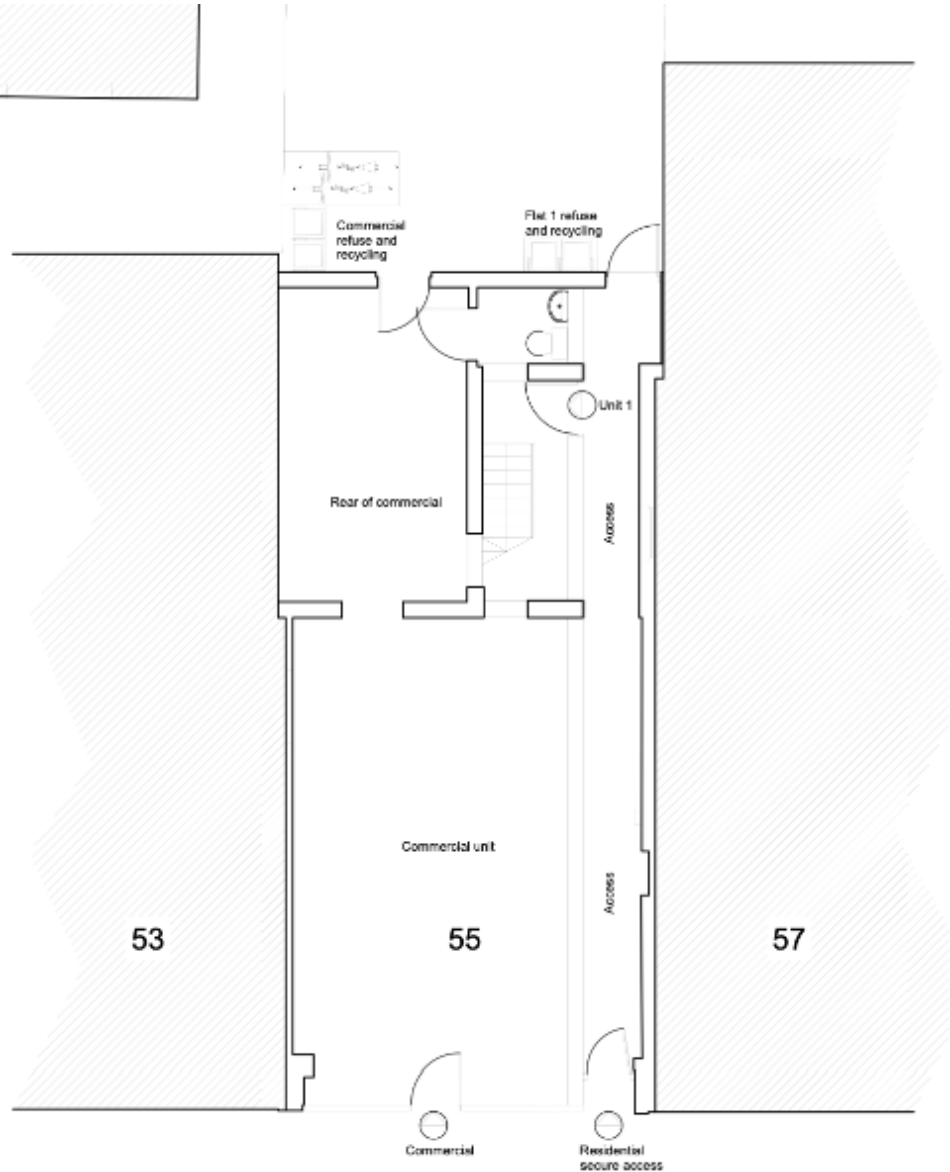
Rateable Value: £13,000. Estimated rates payable approximately £1,655 per annum, subject to the occupier's eligibility for Small Business Rates Relief.

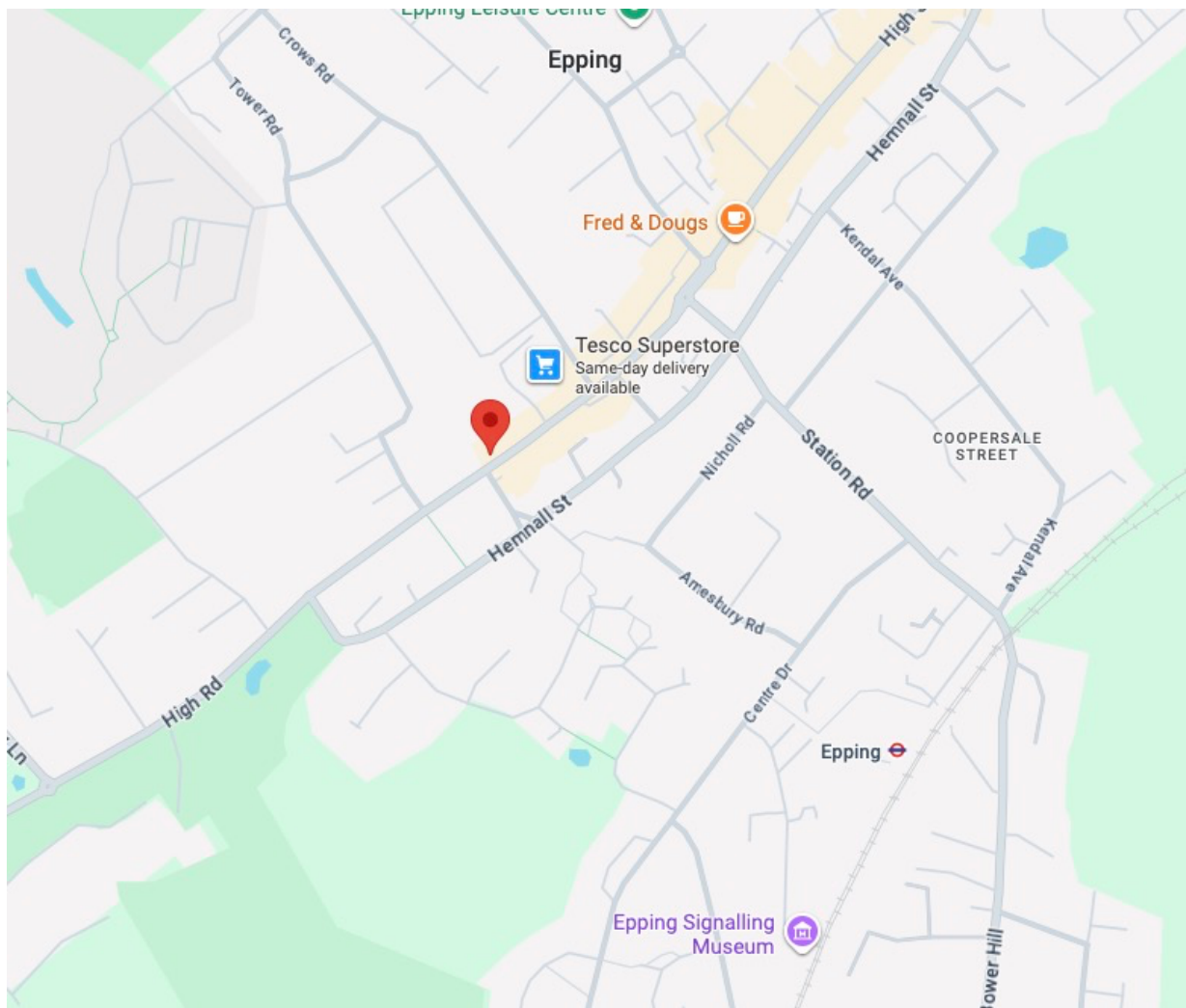
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EPC C Rating

Legal Costs:

Ingoing tenant to pay a contribution of £2,000 + VAT towards the landlord's legal fees.

Reference & Credit Checks

A charge of £350 + VAT will be payable for undertaking references on behalf of a proposed tenant. Once the references have been commissioned, this fee is non-refundable, whether or not the Landlord subsequently accepts them.

Holding Deposit

A tenant wishing to secure the property will be required to pay a holding deposit of £2,000 to Countrywide Commercial. The deposit will only be refundable if the Landlord withdraws from the transaction, clear title cannot be shown, or the tenant's references, AML and credit checks are not satisfactory to the Landlord. The deposit will be held in our client account pending completion.

Viewing strictly by appointment through sole agents
Countrywide Commercial (UK) Ltd
Jason Grant

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