



kearney bell

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www.kearneybell.co.uk



LOUGHTON – 271 HIGH ROAD

COMMERCIAL UNIT TO LET ALL USES CONSIDERED

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 Fired Earth, 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

On application

SERVICE CHARGE

£570 per annum for the year ending 31st December 2021.

RATES

Rateable value – £27,000

The rates payable figure is zero until the end of June 2021 and to be confirmed thereafter.

HANDOVER

The unit is to be handover over as seen. The landlord will install new flooring to an agreed specification. Details on request.

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

Subject to vacant possession