



MIXED USE RETAIL PREMISES Consent For Coffee Shop/Wine Bar

TO LET

896 SQ FT (83.24 SQM) APPROX

175 High Street, Epping, Essex, CM16 4BL

175 High Street is located on the south western side of the High Street, close to its junction with St Johns Road. The property offers open retail area and widens slightly to the rear where a store and wc's are positioned. The fire escape to the rear leads to the shared car park.

Occupiers in the vicinity include Estate Agents, Kitchen Design shop, Church, Cafe/Bar, Costa Coffee, amongst other retailers.

Retail Frontage 4.1m
Shop Width 3.85m widening to 4.7m approximately
Built Depth 20.66m

- Prominent High Street Location
- 4.1m Shop Frontage
- Folding Door/Windows
- 20.66m Built Depth
- 2 Car Parking Spaces
- Rateable Value £25,000
- VAT is not charged
- EPC - B

RENT £30,000 per annum exclusive

Mullucks

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PLANNING

The property has consent for use as coffee shop/wine bar/hairdressing salon under consent number EPF/1173/14. The tenant is advised to ensure that the property has the appropriate planning consent for their use.

TERMS

The property is available to let on a new internal repairing and insuring lease for a term of 10 years, subject to 5 yearly upward only rent reviews. Consideration will be given to a tenant's option to break at the end of the fifth year.

A deposit will be required to be held for the duration of the term. Further details available upon request.

SERVICE CHARGE

Service Charge and Buildings Insurance figures to be confirmed.

BUSINESS RATES

We understand that the property has a Rateable Value of £25,000. Prospective occupiers should make their own enquiries of Epping Forest District Council - 01992 564064 to verify the Business Rates payable.

LEGAL COSTS

The tenant is to make a contribution of £1,000 towards the landlord's legal fees. This sum is to be agreed and deposited with solicitors prior to legal documentation being issued.

REFERENCES

Prospective tenants will be required to provide business accounts and satisfactory bank, accountant and two trade references (if applicable). A fee of £60 inclusive of VAT is payable towards processing these references.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of VAT. Any intending tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We understand VAT is **not charged** on sums due.

MONEY LAUNDERING REGULATIONS 2017

Estate Agents are required to gain proof of identity from Companies and Individuals before accepting an offer for any property. A fee of £48 is payable towards our third party providers costs in gaining this information.

CONSUMER PROTECTION REGULATIONS

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or online at <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>

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