



OPEN PLAN SHOP

UNDER OFFER

886 SQ FT (82.31 SQM) APPROX

85 High Street, Epping, Essex, CM16 4BD

85 High Street is a mid terrace lock up shop within a parade of 8 similar sized shops, close to Tesco supermarket. Set back from the High Street, an access road to the front provides short term parking/drop off. To the rear is a private car park where one parking space is allocated to the shop.

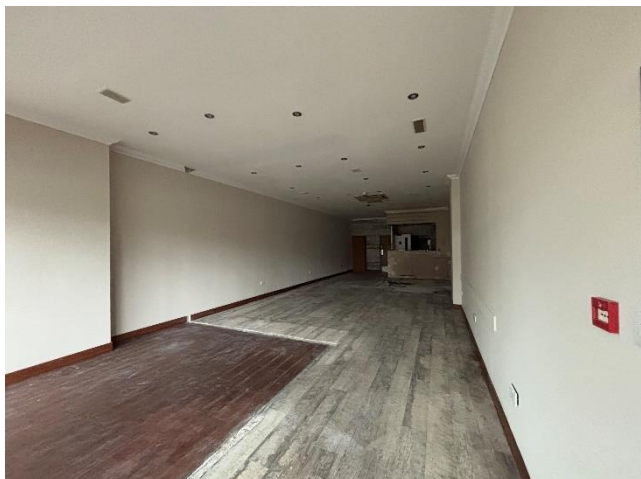
The shop is open plan with single wc and small store to the rear.

- 5m Wide Frontage
- Open Retail Area
- One Car Parking Space
- Self-Contained
- Rateable Value £22,500
- VAT is charged
- EPC Rating - D

RENT £22,500 per annum exclusive

Mullucks

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Neighbouring occupiers include travel agent, newsagent, sun bed salon, beauty salon and takeaways.

Shop Width 4.92m
Retail Depth 14.81m
Built Depth 17.53m

TERMS

Available to let on a new full repairing and insuring lease for a term of 10 years, subject to 5 yearly upward only rent reviews.

The letting is to be outside the security of tenure provisions of the Landlord and Tenant Act. A deposit will be required to be held for the duration of the term. Further details available upon request.

SERVICE CHARGE

A service charge is levied towards estate management and common area upkeep, charged as and when incurred. Buildings Insurance is separately charged - to be confirmed.

BUSINESS RATES

We understand that the property has a current Rateable Value of £22,500. The Rateable Value effective from April 2026 will be £23,000. Please note that this is not what you pay. Prospective occupiers should make their own enquiries of Epping Forest District Council - 01992 564064 to verify the Business Rates payable.

AGENTS NOTE

Restaurant/café/takeaway uses will not be permitted.

LEGAL COSTS

The tenant is to make a contribution 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 **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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