

# PROMINENT RETAIL UNIT TO LET

## 301-303 HIGH ROAD, LOUGHTON

7-8 Conduit Street, London,  
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020 7182 7480  
[www.fawcettmead.co.uk](http://www.fawcettmead.co.uk)



Retail property expertise

- **A3 planning consent.**
- **Modern well configured retail unit.**
- **Double unit in affluent commuter town.**

### LOCATION

The subject property is located in a busy parade on High Road, Loughton. The unit benefits from double frontage and is situated adjacent to **Emson Haig** in a prominent position.

Retailers in close proximity of the unit include **Fired Earth, Cook, Space NK, Pizza Express, Boots** and **Morrison's**.

### RATES

Rateable Value (17/18) £63,500

Interested parties should verify these figures with the Epping Forest District Council. (01992 564 188).

### EPC

An EPC has been requested and will be made available to interested parties.

### TIMING

Subject to vacant possession.

### TENURE

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

### RENT

On application.

### ACCOMMODATION

The premises provide the following approximate net internal floor areas:-

Ground Floor Area: 189.15 sq m 2,036 sq ft

### SERVICE CHARGE

TBC

### SPECIFICATION

The premises are handed over in their existing condition.

### COSTS

Each party is to be responsible for their own professional costs incurred in the transaction.

**\*RECENT LETTING TO COOK AND LOADED BURGERS\***



### INSPECTIONS

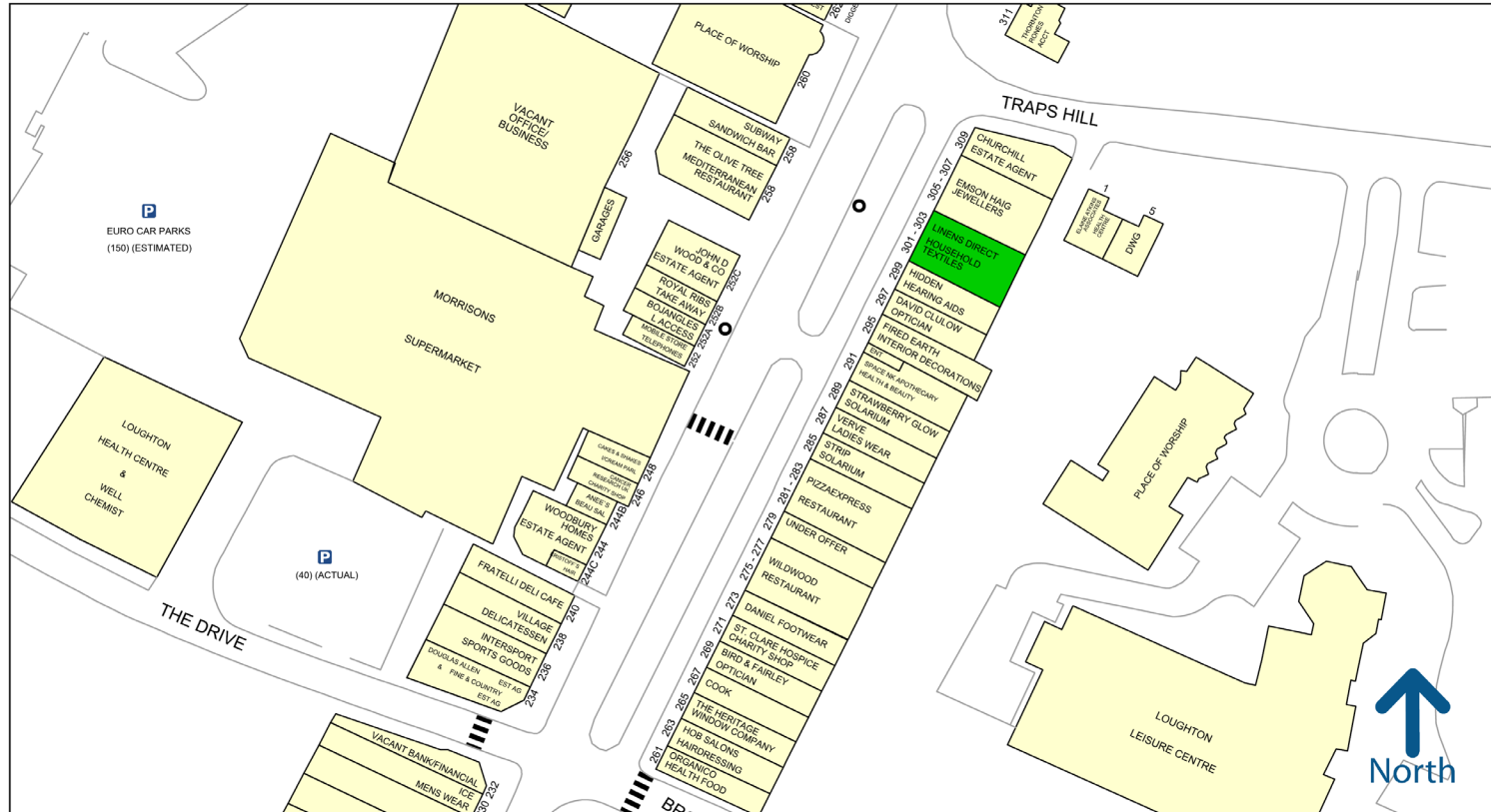
Viewing is strictly by appointment with:

**Vincent Morris**  
020 7182 7485  
[Vincent@fawcettmead.co.uk](mailto:Vincent@fawcettmead.co.uk)

**SUBJECT TO CONTRACT & VACANT POSSESSION.**



Loughton



Experian Goad Plan Created: 23/10/2017  
Created By: Fawcettmead



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