



CLARKE  
HILLYER  
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

£45,500 PER ANNUM

- Double-fronted shop
- Totalling approx 2,501 sq ft
- Suitable for a variety of uses
- Return Frontage
- Prominent Broadway location
- Incentives available

CONTACT: 020 8501 9220  
loughton@clarkehillyer.co.uk  
www.clarkehillyer.co.uk

11-13 THE BROADWAY, DEBDEN, LOUGHTON, ESSEX,  
IG10 3SW



Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.

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#### Location

Situated prominently on the corner of Vere Road and Debden Broadway, in Loughton, Essex, which comprises a variety of local businesses and multiple occupiers such as Iceland, Greggs and Superdrug. The premises are in close proximity to the New City College and are visible from the walk-up from Debden Underground Station (Central Line) which is less than 0.25 miles (402 m) away. Access to the motorway network is via Junction 5 (southbound only) of the M11 at Debden and Junction 26 of the M25 at Waltham Abbey.

#### Description

Comprising a double-fronted lock-up shop which has been occupied by Lloyds Bank for many years. The premises comprise a customer waiting area, offices, storage and a 1st floor kitchenette. The accommodation would be suitable for a variety of uses and is more particularly described as follows:

##### Ground floor:

Sales/office area (including ATM areas): 2,175 sq ft (202.1 sq m).

Storage: 19 sq ft (1.8 sq m).

Vault: 115 sq ft (10.7 sq m).

##### First floor:

Staff room/kitchenette: 153 sq ft (14.2 sq m).

Plant room: 39 sq ft (3.6 sq m).

Total: 2,501 sq ft (232.4 sq m).

Male & female toilet facilities available.

All measurements quoted are approximate only.

#### Terms

The premises are available on a new full repairing and insuring lease, on terms to be agreed, at a rent of £45,500 per annum. The lease would be outside of the Landlord and Tenant Act 1954.

#### Business Rates

Epping Forest District Council have informed us of the following:

2026 Rateable Value: £45,750

2026/27 UBR: 0.382 P/£

2026/27 Rates Payable: £17,476.50

Interested are advised to confirm current rate liability with the Local Authority.

#### Legal Costs

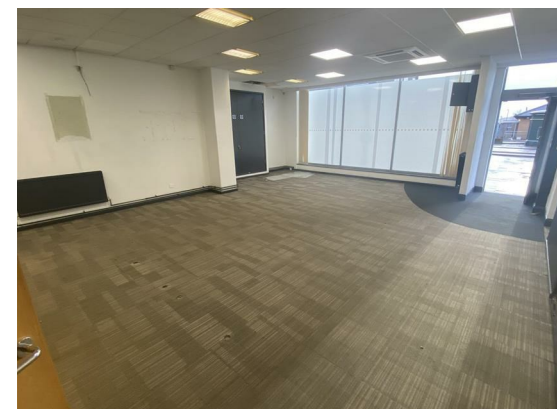
To be met by the ingoing tenant.

#### Viewings

Strictly via sole agents Clarke Hillyer, tel 020 8501 9220.

#### EPC

The premises have an Energy Performance Certificate rating of C.



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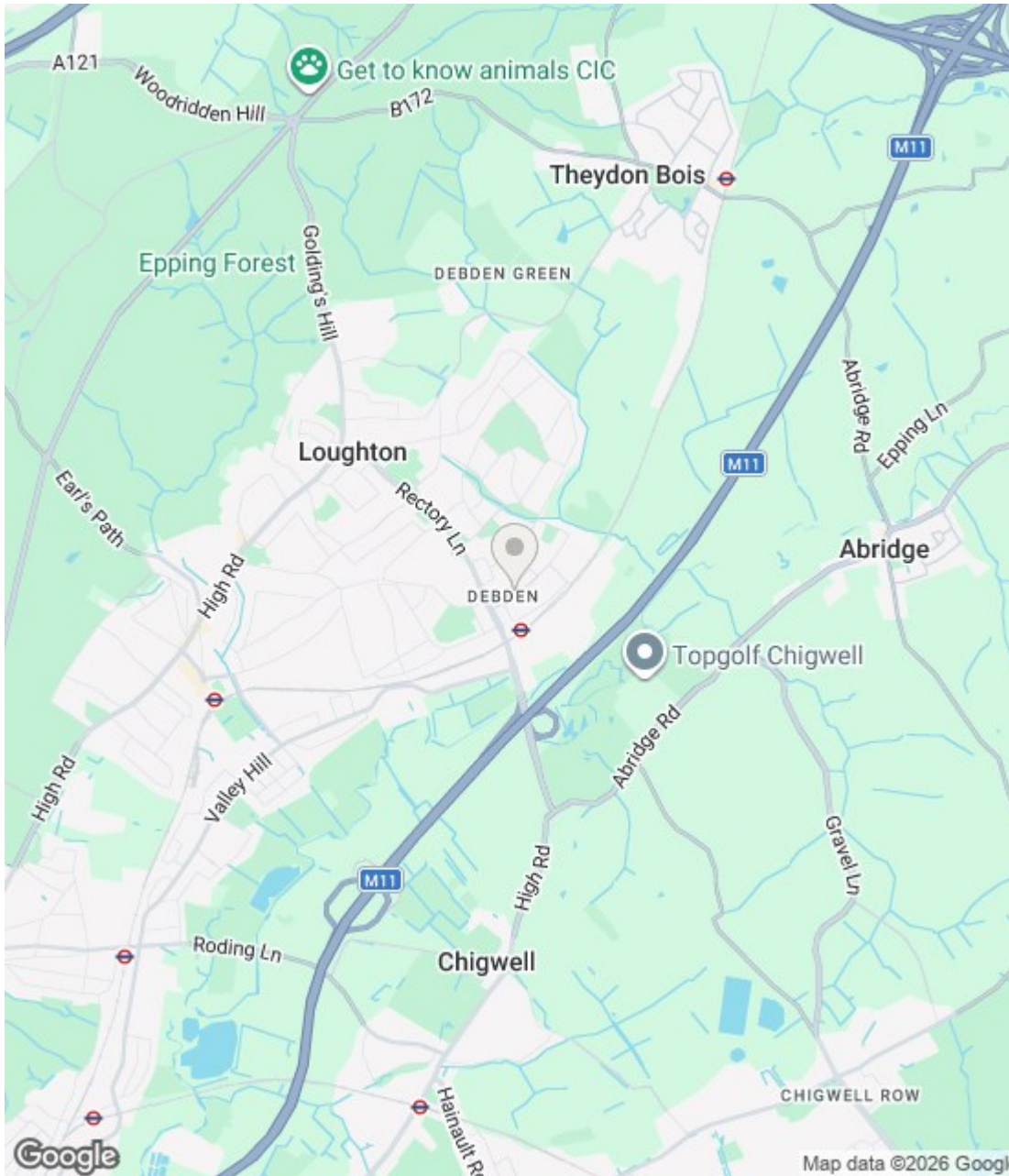
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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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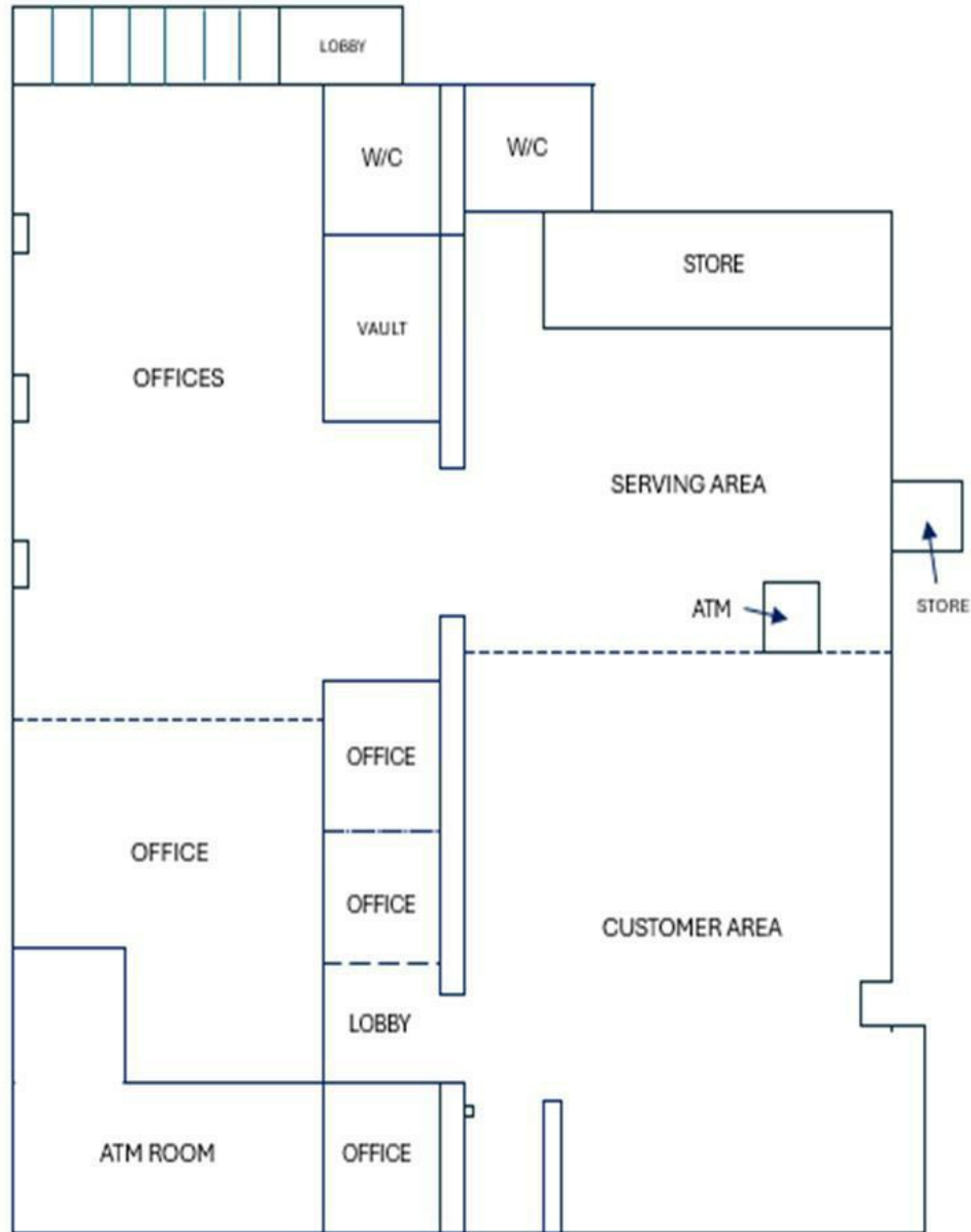
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