

Unit To Let
Would Suit Medical,
Office, Leisure Unit

98 Willingale Road
Loughton IG10 2DE

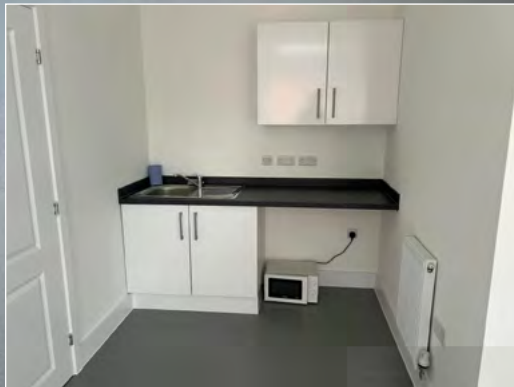
- VAT Free
- Recently Fitted Out
- Private Yard
- Partial Small Business Rates Relief
- Demised Parking Space





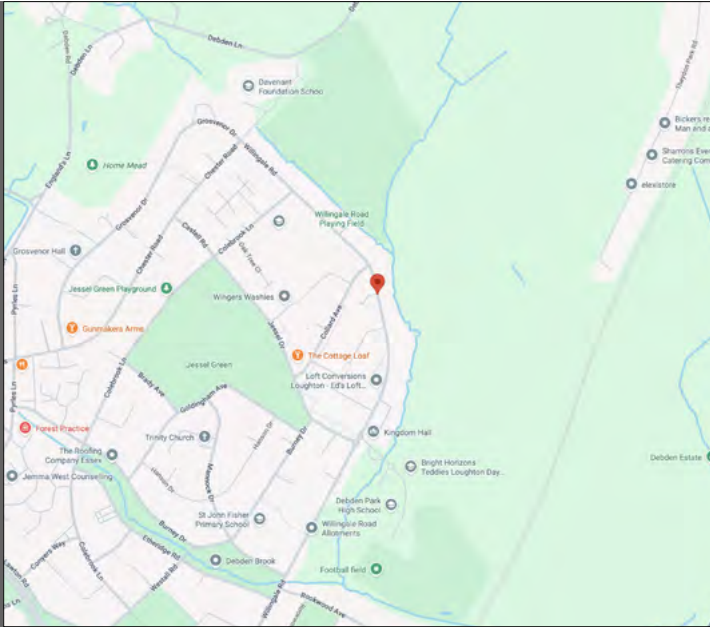
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LOCATION

The property is located in a primarily residential area on Willingale Road in the Fairmead/Debden area of Loughton. The property is located approximately 1 mile from Debden underground station on the Central Line giving direct access into central London.



DESCRIPTION

The premises forms part of a larger building and is arranged exclusively over ground floor. The property benefits from a private yard and a parking space.

rateable value is £14,000. We expect an incoming tenant should qualify for partial small business rates relief and receive 1/3 off their business rates bill.

a term which is negotiable.

RENT

£16,000 per annum exclusive.

EPC

To Be Confirmed

SERVICE CHARGE

To Be Confirmed

TERMS

A New Full Repairing and Insuring Lease is available for



BUSINESS RATES

The property is an area administered by Epping Forest District Council. The VOA website shows the current

FLOOR AREA

Ground Floor: 64.03 sq m 689 sq ft

The Landlord will not consider hot food uses.

VIEWING AND FURTHER INFORMATION



Strictly by appointment through the Agent:
James Bacon
Mob: 07501 598 981
Email: james@murraycommercial.co.uk

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