

LAST POST

227 HIGH ROAD · LOUGHTON · IG10 1BB

LEASEHOLD

LEASEHOLD PUBLIC HOUSE IN
AFFLUENT ESSEX TOWN FOR SALE
ON BEHALF OF JD WETHERSPON



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- **Leasehold**
- **Busy location**
- **Situated in the centre of Loughton fronting the High Road**
- **External beer terrace to the front elevation by way of a pavement licence**
- **Lease comprises the entire building**
- **Short distance to Loughton Station**
- **Current rent £84,000 per annum**
- **GIA - 310.1 Sq M (3,338 Sq Ft)**
- **[Google Street View Link](#)**

LOCATION

Loughton is a densely populated town in Essex which is situated 11.5 miles east of Stratford, 5.0 miles south of Epping and 2.9 miles north of Chigwell. The area is well serviced by public transport with Loughton station providing Central Line services into central London.

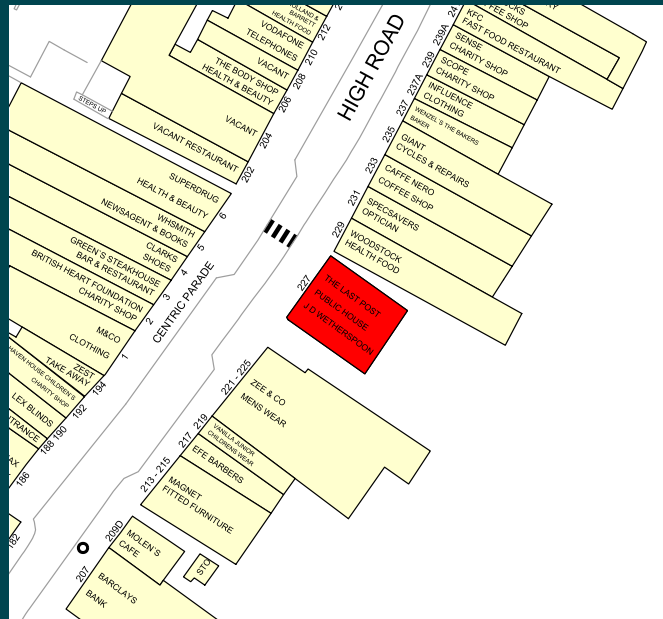
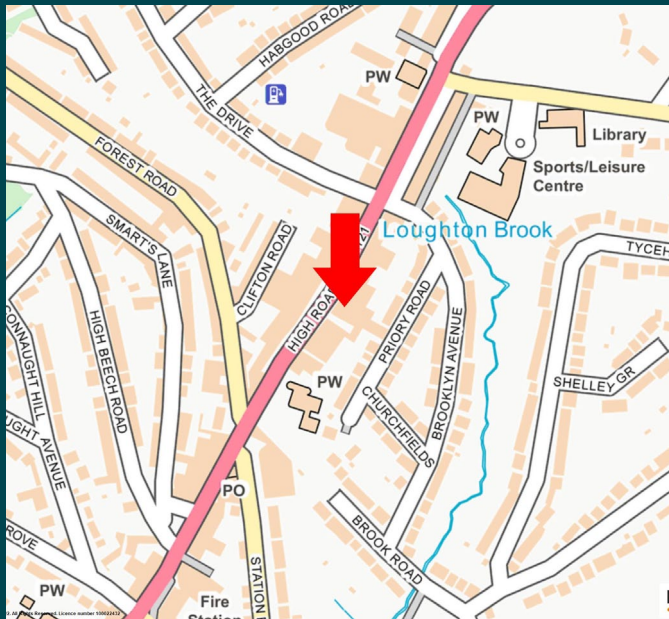
The Last Post occupies a prominent position fronting High Road with Loughton station 600 metres to the south. The surrounding area is predominantly commercial with nearby occupiers including Gail's Bakery, Nando's, WH Smith, Starbucks and M&S Simply Food.

DESCRIPTION & ACCOMMODATION

The Last Post comprises a two storey detached building under a pitched roof. To the side elevation is an external yard used for bin storage and managers parking. There is an external beer terrace to the front elevation providing seating for 20 customers held by way of a pavement licence.

Ground Floor: Trading accommodation with bar service to the rear with seating on loose tables, chairs and booths. Customer WC's are situated to the rear.

Basement: Cellar and stores.



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First Floor: The first floor provides trade kitchen with dumb waiter access, office and a former managers flat used for storage and a staff room.

APPROXIMATE FLOOR AREAS

Floor	Description	Sq M	Sq Ft
Ground	Trading/ Ancillary	219.0	2,357
Basement	Ancillary	21.4	230
First	Ancillary	69.7	750
Total		310.1	3,338

Purchasers are advised to check these area which are indicative only and show best estimates under the current configuration.

TENURE

Held on a lease expiring 18th July 2023 at a current rent of £84,000 per annum.

RATEABLE VALUE & EPC

2017 Rateable Value - £96,500
D-86.

PREMISES LICENCE

The property benefits from a premises licence permitting the sale of alcohol until 00:30 Sunday to Thursday and 01:00 Friday and Saturday.

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TRADING INFORMATION

Historic trading information may be available to interested parties upon written request.

FIXTURES AND FITTINGS & STOCK

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required. Stock will be removed from the premises prior to completion.

VIEWINGS & TERMS

Interested parties are asked to undertake discreet customer visits in the first instance. No formal viewings will be permitted unless arranged through the joint selling agents Savills and CBRE. Under no circumstances should any direct approach be made to any of our clients staff.

Offers are invited for the benefit of our clients leasehold interest.

To see further available JD Wetherspoon Public Houses across England, Scotland and Wales please visit:

jdwdisposals.co.uk



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DISCLAIMER: September 2022

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