



ATTRACTIVE UNIT TO LET

620 SQ FT (57.6 SQM) APPROX

6a Station Road, Epping, Essex, CM16 4HA

Station Road is a busy route joining with the High Street with a high level of passing foot traffic. Other occupiers in the area include barbers, cafe, phone accessories and repairs, Vape retailer, pizza restaurant and beauty salon.

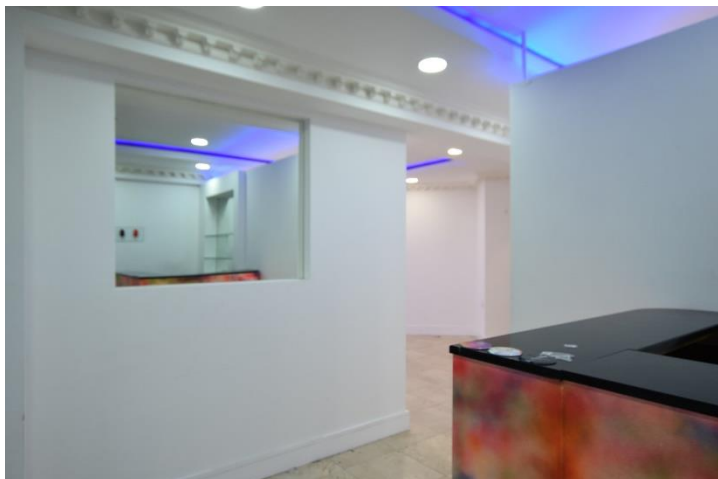
6 Station Road is a ground floor self-contained shop which has, until recently, traded as a sun bed salon and is currently divided to provide reception, three tanning booths and open additional treatment area. Other uses will be considered. The shop is irregular in shape. A small kitchenette and single wc are positioned at the rear.

- Sui Generis Consent
- Other uses subject to planning
- Air Conditioned
- Three Quarter Height Display Window
- Self Contained
- High Passing Footfall
- Rateable Value £20,750
- VAT is charged
- EPC - D

RENT £22,500 per annum exclusive

Mullucks

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Retail Width 9.25m max
Retail Depth 5.8m max

TERMS

The property is available to let by way of a new full repairing and insuring lease for a minimum term of 5 years. The letting is to be outside of the security of tenure provisions of the Landlord & 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 the upkeep of the building and common areas, - to be confirmed. Buildings insurance is charged separately - to be confirmed.

BUSINESS RATES

We understand that the property has a current Rateable Value of £20,750. The Rateable Value effective from April 2026 will be £21,750. Please note that this is not what you would pay. Prospective occupiers should make their own enquiries of Epping Forest District Council - 01992 564064 to verify the Business Rates payable.

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 figures 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 (inc VAT) is payable towards our 3rd 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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