

ADAM STEIN & CO

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**TO LET**

**GROUND FLOOR SHOP WITH A1 (RETAIL) USE**

**80 HIGH STREET  
EPPING  
CM16 4AE**

**730 SQ.FT. (67.81 SQ.M.)**



**Location:**

The building is located on High Street Epping opposite the Tesco supermarket. Multiple retailers on the High Street include Marks & Spencer, Boots, Costa, Next and Superdrug to name but a few as well as numerous restaurants, cafes, banks and smaller independent boutiques.

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Epping Station (Central Line) providing regular service in to the City and West End is within reasonable walking distance whilst access to the motorway network is via Junction 7 of the M11 at Harlow or via Junction 26 of the M25 at Waltham Abbey.

**Accommodation:** Available accommodation comprises of a ground floor shop with kitchen, WC and storage facilities to the rear. The unit has been trading as a florist for over 25 years and is currently being redecorated by the outgoing Tenant.

To the rear of the building is a single car parking space within a secure gated car park.

The premises benefit from the following approximate dimensions/floor areas:

Internal width	16`9"	5.11 m
Widening to	20`5"	6.22 m
	<b>Sq.ft.</b>	<b>Sq.m.</b>
Ground floor area	730	67.81

We understand that the building has a Listed status. All interested parties are advised to make their own enquiries in this regard.

**Terms**

**Tenure:** Leasehold. A new lease directly from the Freeholder is to be granted for a term to be agreed subject to periodic rent reviews where necessary.

**Rent:** £18,000 per annum exclusive. Rent to be paid quarterly in advance on the usual quarter days.

All rents, prices and premiums are exclusive of VAT under The Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

**Business Rates:** Payable by the Tenant. We are verbally advised that the business rates payable for the current year are £8,250. Interested parties are advised to make their own enquiries to EFDC (01992 564000) in this regard.

**Legal Costs:** The ingoing tenant will be responsible for both parties reasonable legal costs incurred in this transaction.

**Possession:** Immediately upon completion of legal formalities.

**Viewing:** Strictly by arrangement via sole agents as above.



