

ADAM STEIN & CO

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A1 RETAIL SHOP/SHOWROOM TO LET

220 HIGH STREET
EPPING
ESSEX
CM16 4AQ

1,064 SQ.FT. (98.85 SQ.M.)



Location:

The building is located in a prominent position on the main High Street of Epping Town Centre. Epping is a popular commuter town situated on the edge of approximately 6,000 acres of Forest land in the south west corner of Essex 17 miles to the north east of London. Loughton lies 4 miles to the south east, Chigwell 6.5 miles to the south and Harlow 6 miles to the north.

Epping (Central Line) underground station providing regular easy access to the City and West End is within easy walking distance whilst road access to the motorway network via junction 26 of the M25 and Junction 7 of the M11. The area benefits from a considerable number of multiples nearby including Jenningsbet, Pizza Express, Prezzo, Nationwide, Sue Ryder, M & S Simply Food, Fat Face, Lloyds Pharmacy and Cafe Nero to name but a few.

Accommodation: Available accommodation comprises of a self-contained ground floor lock up shop with rear office/showroom/storage to the rear. The premises are in superb decorative order having recently been redecorated to a very good standard and having the following approximate dimensions/floor areas:

Internal width	19'2"	5.842m
Narrowing to	15'2"	4.623m
	Sq.ft.	Sq.m.
Sales area	739	68.66
Office/Showroom/stores	325	30.19
WC		
Kitchenette		
Total	1,064	98.85

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



Amenities:

* Superb position	* Recently redecorated
* Air conditioned (not tested)	* Laminate flooring
* Recessed spotlights	* Single WC
* Kitchenette	* Immediately available

Terms

Tenure: Leasehold.

Lease: A new lease is available directly from the Freeholder for a term of years to be agreed and subject to periodic rent reviews where necessary.

Rent: £24,000 per annum exclusive. Rent to be paid quarterly in advance by standing order only 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: To be advised. Interested parties are advised to make their own enquiries to EFDC 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.

EPC: An EPC will be available shortly.

Cons. Protection Regulations:

It is recommended that applicants seek independent professional advice before entering into a contract on this property.

Money Laundering Regulations:

It is required to gain proof of identity from companies and individuals before accepting an offer for any property.

Viewing: Strictly by arrangement via sole agents as above.