

ADAM STEIN & CO

COMMERCIAL • PROPERTY • CONSULTANTS

☎ 020 8989 8313

✉ info@adamsteinandco.co.uk

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**STUNNING SELF CONTAINED
UPPER PART OVER FIRST & SECOND
FLOORS WITH OWN STREET ENTRANCE
TO LET**

**SUITABLE FOR A VARIETY OF USES
(S.T.P)**

1,030 sq.ft. (95.69 sq.m.)

**183 HIGH ROAD
LOUGHTON
IG10 1AD**

These particulars do not constitute an offer or contract. contained herein. No responsibility is accepted by Adam Stein & Co. Ltd (and/or their joint agents where applicable) as to the accuracy of these particulars or statements Applicants should satisfy themselves as to the correctness of the details. All rents/prices/premiums quoted are exclusive of VAT (where applicable).

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Location

Loughton is a popular historic town located within the Epping Forest district of Essex bordering Chingford, Waltham Abbey, Theydon Bois, Buckhurst Hill and Chigwell and being 12 miles north east of Charing Cross.

The subject property is situated at the southern end of the high road overlooking the Smarts Lane/High Beech Road junction. Occupiers of note including M & S Simply Food, Sainsburys, GAILS bakery, The Ginger Pig, Nandos and Majestic Wine to name but a few whilst the high street is teeming with restaurants, coffee shops, bars and bistros as well as many local independent boutiques.

Loughton Central Line tube station is within a very short walk offering quick and easy access to the Liverpool Street (27 minutes) and Oxford Circus (38 minutes).

Furthermore, the immediate area is served by the following bus routes:

- 20 – Walthamstow Bus Station to Debden
- 397- Salisbury Hall Sainsburys to Debden Broadway
- 418 – Loughton Station to Epping St Margaret's Hospital
- 418B – Loughton Station to Harlow Bus Station
- 542 – Debden circular route

* Information provided via TfL website.



Accommodation

The available accommodation comprises of a self contained upper part over first and second floors accessed via a dedicated entrance from street level.

The floors are divided to form a series of rooms of varying sizes as per the attached floor plan.

We understand that the building has most recently been used as a combination of treatment rooms under use Class E as well as educational under use class F and would be therefore be suitable for a variety of uses subject to planning permission.

The accommodation is in very good decorative order throughout benefitting from a single WC, kitchenette, laminate flooring, spotlighting (to part), gas central heating and very good levels of natural light.

Floor areas as follows:

Floor	Sq.ft.	Sq.m.
First (3 rooms)	688	63.92
Second (2 rooms)	342	31.77
Total	1,030	95.69



Terms

Tenure

Leasehold.

A new lease is available directly from the Freeholder on terms to be agreed subject to periodic rent reviews where necessary.

Rent

£19,750 per annum exclusive. Rent to be paid 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.

Possession

March 2023.

Building insurance & Service charge

To be confirmed.

Legal costs

Each party to pay their own legal costs incurred in this transaction.

Consumer Protection & Money Laundering Regulations

It is recommended that applicants seek independent professional advice before entering into a contract on this property. It is required to gain proof of identity from companies and individuals before accepting an offer for the property.

Services/Utilities

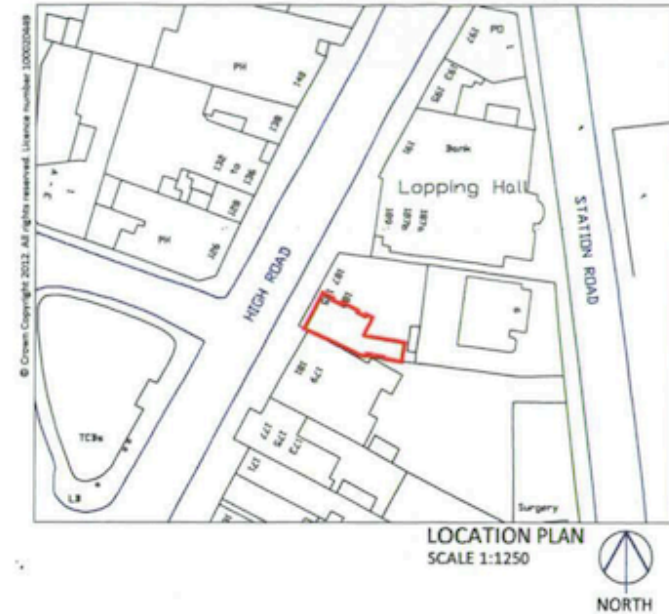
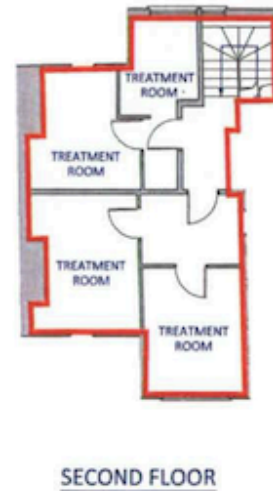
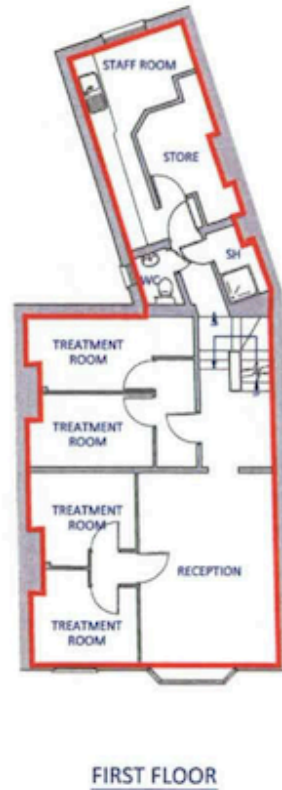
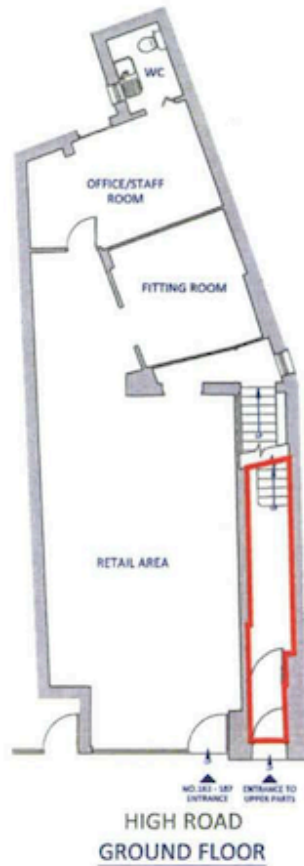
Reference to all/any services, utilities or fixtures & fittings in these particulars does not imply they are in full and efficient working order.

EPC

An EPC will be available shortly.

Viewing

Strictly by prior appointment via sole agents.



Floor plan for indicative purposes only and not to be relied upon for any scale.

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