

LOUGHTON - 275-277 HIGH ROAD IG10 1AH



## DOUBLE WIDTH UNIT IN POPULAR SUBURBAN PARADE

- Class E unit in popular parade in Loughton
- Partially fitted restaurant, suitable for F&B Use
- Loughton is an affluent town, with strong links into central London via the Central Line and easy access to the M11 and M25
- Nearby occupiers include Pizza Express, Cook, Space NK and David Clulow Opticians as well as Morrisons Supermarket opposite
- 2 Hour Pay & Display customer parking to the front
- Can be amalgamated with adjoining units to create up to 4,519 sqft on Ground Floor, further information is available on request

JACKSON  
CRISS

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## DESCRIPTION

Ground floor retail unit in popular parade on High Road in Loughton.

## TERMS

A new effectively full repairing and insuring lease for a term to be agreed, subject to upward only rent reviews.

## SERVICE CHARGE

£2,438.88 (2025/26)

## EPC

86 (D)

## FLOOR AREA

Floor	Size (Sq Ft)	Size (Sq M)
Ground Floor	2,111 sq ft	196.11 sq m

## RENTAL

£79,750 pa

## RATEABLE VALUE

To be re-assessed

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### AML

Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed.

An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.

### VIEWING

For an appointment to view, please contact:

Dan Turner  
07917 022 524  
dant@jacksoncriss.co.uk

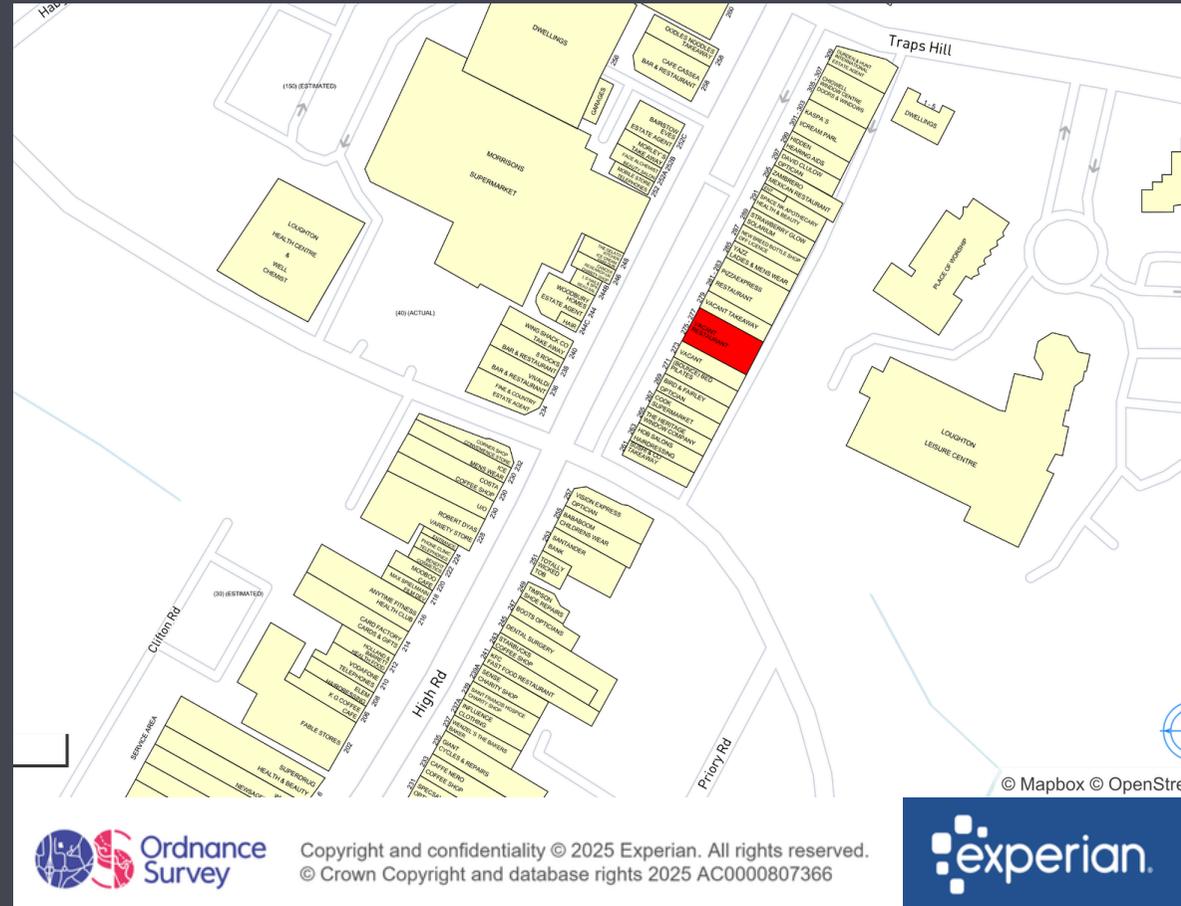
Joe Laskey  
07880 198 734  
jlaskey@jacksoncriss.co.uk

Or our joint agents, Harston & Co  
Tom Phillips  
tom@harstonandco.co.uk

Subject to Contract

# JACKSON CRISS

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