

LOUGHTON - 275 - 279 HIGH ROAD IG10 1AH



TRIPLE WIDTH UNIT IN POPULAR SUBURBAN PARADE

- Class E unit in popular parade in Loughton
- 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.

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

Available on request

EPC

To be reassessed

FLOOR AREA

Floor	Size (Sq Ft)	Size (Sq M)
Ground Floor	3,198 sq ft	297.10 sq m

RENTAL

£114,950 pa

RATEABLE VALUE

To be re-assessed following amalgamation works

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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

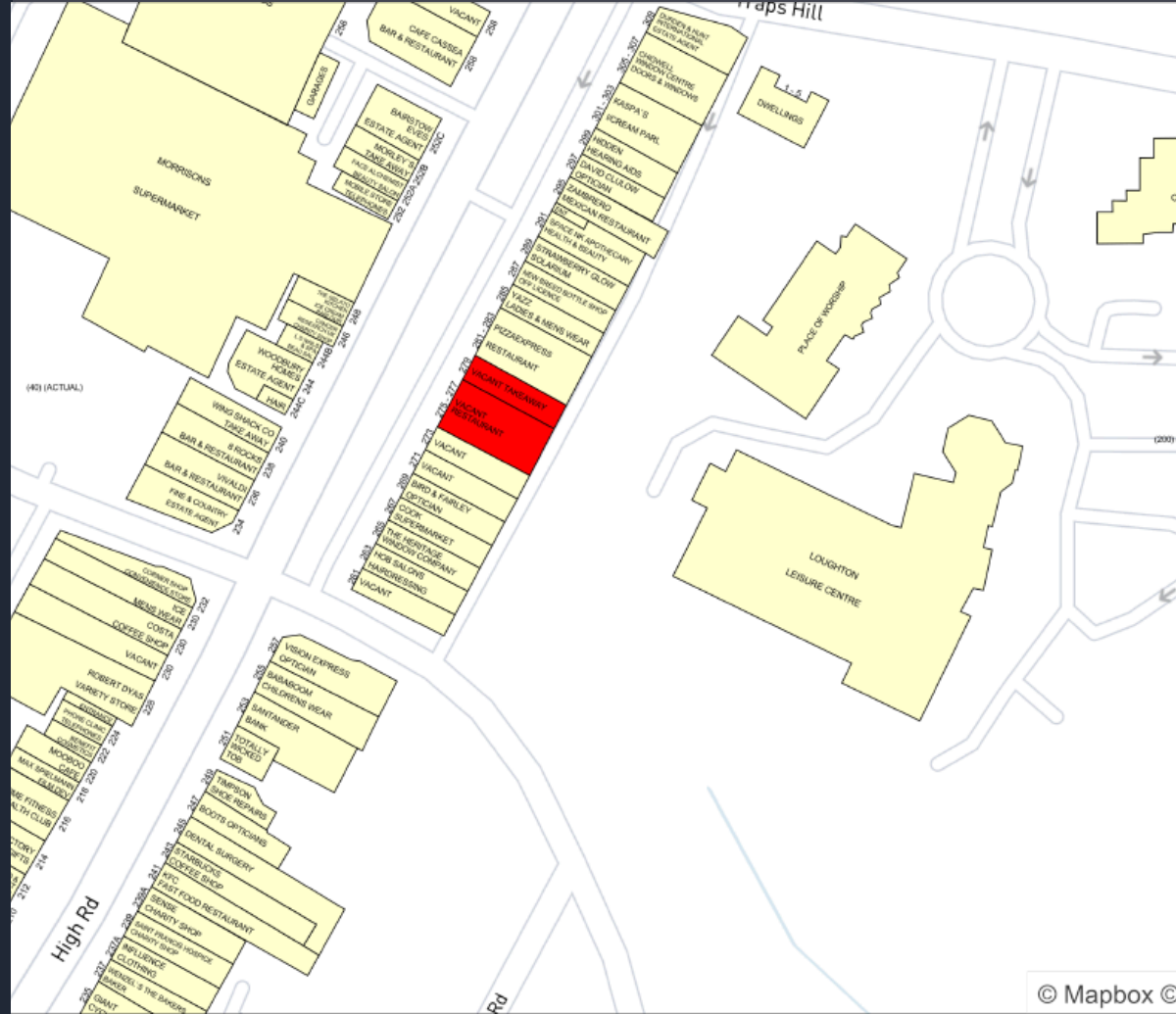
Joe Laskey
07880 198 734
jlaskey@jacksoncriss.co.uk

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

Subject to Contract
Landlord Works

JACKSON CRISS

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