

PROMINENT SHOP TO LET E CLASS USE

- New lease available
- Ground floor only
- Rent - £17,500 pax
- E Class use
- Busy High Street Position
- New Shop front
- Newly refurbished

55 High Street, Epping,
Essex CM16 4BA



Location

The property is situated within the popular and affluent London suburb of Epping 5 miles north of Chigwell and 17 miles north-east from the centre of London. The town benefits from its proximity to the M25 and from regular Central Line Underground services to London. The property is positioned within the prosperous town centre, on the North side of the High Street a few yards away from **Tesco** Supermarket and car park. Other occupiers include a wide range of local shops and restaurants.

Description

Ground floor shop recently refurbished

Approximate net internal areas below: -

Internal Width	4.55 m	14.93 ft
Front shop area	35.78 m2	385 sq. ft
Rear shop area/ancillary	10.27 m2	110.55 sq. ft
Kitchen & WC area	8 m2	86 sq. ft
Total Area	54 m2	581 sq. ft

Rear access to a small yard with an area for a commercial bin storage

N.b The shop will be left with newly plastered white washed walls, newly rewired and sockets to all walls and light switches plus a new shop front

Tenure

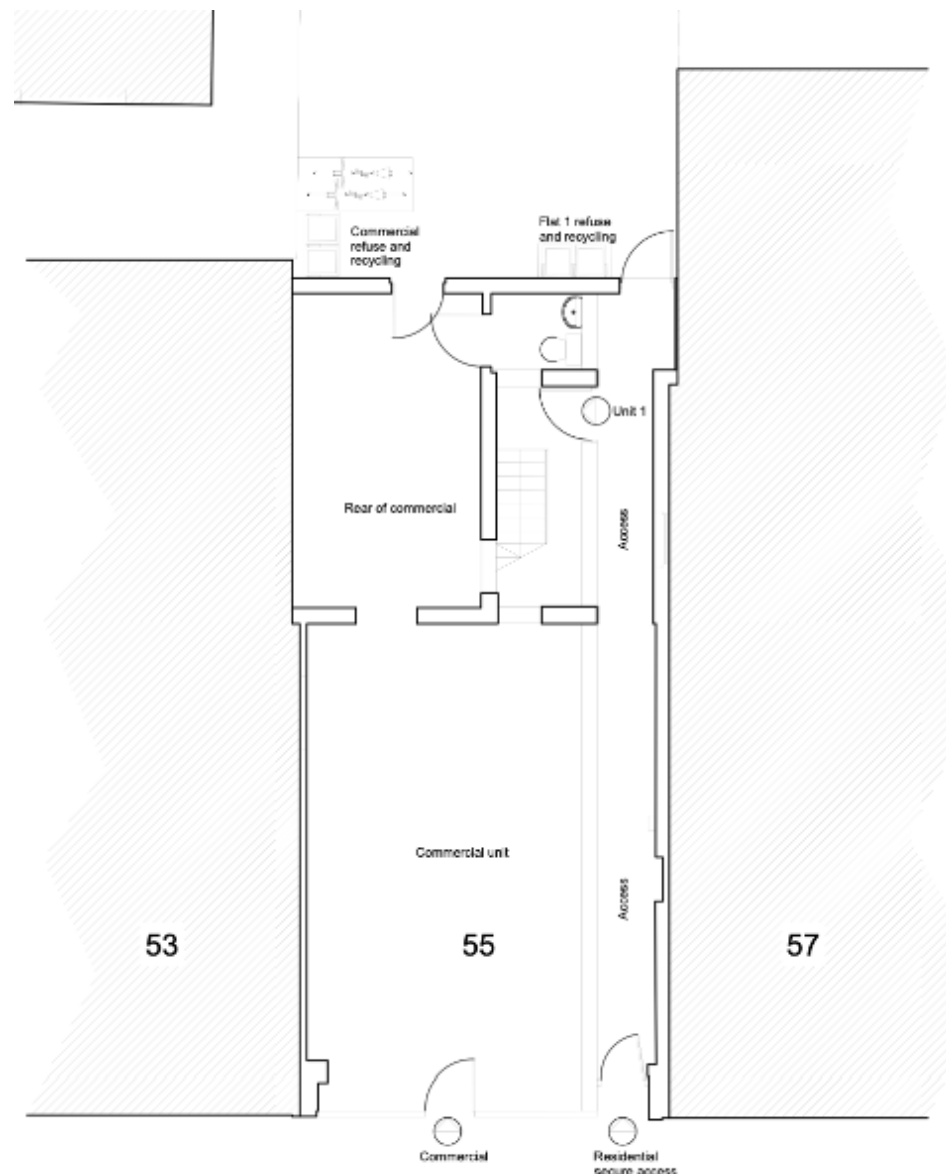
New Lease to agreed.

Rent:

Offers are sought circa. **£17,500** per annum exclusive.

Use:

E Class– Commercial, Business and Service – including retail, restaurant, office, financial/professional services, indoor sports, medical and nursery uses along with “any other services which it is appropriate to provide in a commercial, business or service locality”



Recent photo (30/4/2021) of ongoing refurbishment works



Rates:

Applicants are advised to check with the Epping Forest local authority to confirm the rates.

Legal Costs:

Ingoing tenant to pay a contribution to the landlord's legal fees.

References:

A charge of £200 + VAT may be payable for taking up references on behalf of proposed tenants, this fee is non-refundable after the references have been taken up, whether or not they are accepted by the Landlord.

Viewing strictly by appointment via sole agents

Jason Grant

020 8506 9900 / 020 8506 9905

jason@countrywidecomm.co.uk

Connaught House, Broomhill Road, Woodford Green IG8 0XR Tel: 020 8506 9900