

PROMINENT CLASS E
FREEHOLD FOR SALE

LOUGHTON

102 HIGH ROAD

Description

Loughton is a town in the district of Epping Forest District, in the county of Essex, England. It is located on the edge of Epping Forest, around 12 miles (19 km) north-east of London. Because of its close proximity to London and its position on the Central line of the London Underground, Loughton is a popular commuter town.

Retail provision in Loughton is primarily concentrated along the town’s main commercial corridors, including Station Road and the High Road. The town centre contains a balanced mix of national multiple retailers and independent businesses, providing a range of goods and services that cater predominantly to local residents. Retail units include convenience stores, fashion outlets, health and beauty services, estate agents, banks, cafés and restaurants.

NatWest occupies a prominent position on the junction of Station Road and the High Road, a short distance from Loughton Station.

Accommodation

The premises are arranged as a ground floor banking hall with first floor providing the following approximate areas:

Ground Floor Sales	939 sq. ft.	(87.24 sq. m)
Ground Floor Ancillary	687 sq. ft.	(63.82 sq. m)
First Floor Ancillary	1,053 sq. ft.	(97.83 sq. m)
Total	2,679 sq. ft.	(249 sq. m)

The property benefits from 5 car parking spaces.

User

The premises currently falls under Class E use.

Terms

The property is offered to the market with vacant possession seeking offers in excess of **£515,000**

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transactions.

Subject to Contract



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£50,500
UBR (26/27)	0.43p

All parties are to advised to make their own enquires to the relevant authority.

EPC

Available upon request.

Legal Costs

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

Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

Freddie King **07545 386694**
freddie.king@greenpartners.co.uk

Mike Willoughby **07810 480291**
mike.willoughby@greenpartners.co.uk

In partnership with:



For further information and to register and stay up-to-date with this property please click the image below.



