



HIGH STREET RETAIL UNIT APPROX. 287 SQ FT (26.7 SQM) WITH STORAGE APPROX 66 SQ FT (6.13 SQ M)

Rent: £25,000 Per Annum

204 High Street
Epping
Essex
CM16 4AQ

- Prominent Location
- Separate storage
- 1 parking space
- On street parking to front and opposite

204 HIGH STREET, EPPING, ESSEX, CM16 4AQ

Location

The property forms part of a thriving High Street next to the George & Dragon PH and Superdrug. M&S Food, Greggs and Boots Chemist are opposite. Nearby are Pizza Express, Oxfam and Nationwide.

Epping is an affluent town benefitting from a Central Line service to London (Liverpool Street).

The Property

A ground floor retail unit previously a jewellers providing open plan sales area with small room to the side, although, this may be removed on vacation by the existing tenant. The frontage has two display windows.

To the rear is storage with separate access. The property has laminate flooring.

There is one parking space within the PH car park and the property has use of its toilet facilities.

On street parking is to the front and opposite.

Accommodation

The approximate floor areas are:

	Sq Ft	Sq M
Unit	287	26.66
Shed	66	6.16
TOTAL	353	32.79

Terms

To be let on a new internal repairing and insuring lease for term to be agreed incorporating periodic upward only rent reviews.

Figures

£25,000 per annum exclusive.

Legal Costs

Each party is responsible for the payment of its own costs.

Energy Performance Certificate (EPC)

In the process of being prepared.

Business Rates

The Rateable Value (2026) is £14,250 making the rates payable, £4082.62pa with RHL relief. However, interested parties are advised to satisfy themselves fully in this respect by making their own enquiries.

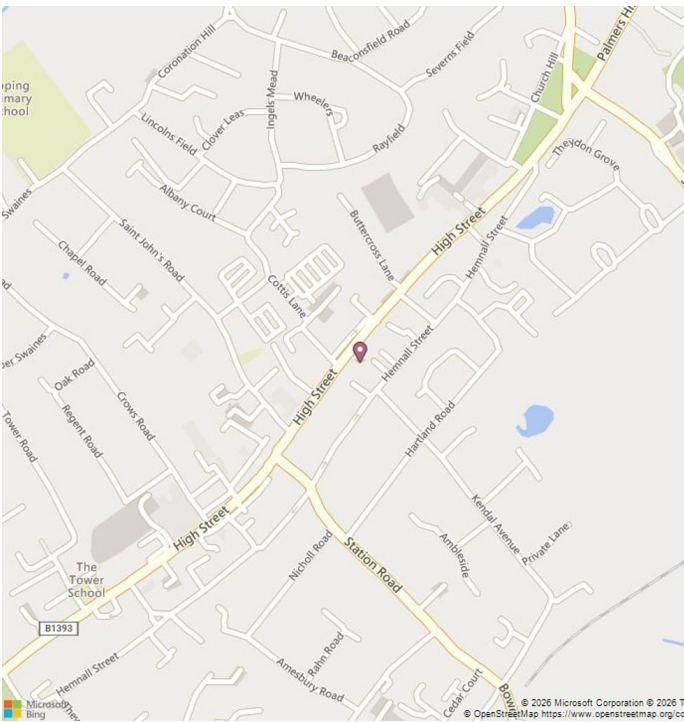
Agents Note

All figures quoted are exclusive of VAT (if applicable) No warranty is given in respect of the current planning use. None of the amenities or fixtures and fittings have been tested.

Enquiries/Viewing

Please contact us on 01708 860696 or email:

office@branchassociates.co.uk



Maldon Office | 01621 855725 Thurrock Office | 01708 860696

office@branchassociates.co.uk | www.branchassociates.co.uk

Trafalgar House, 712 London Road, West Thurrock, Essex, RM20 3LH

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Maldon Office | **01621 855725** Thurrock Office | **01708 860696**

info@branchassociates.co.uk | www.branchassociates.co.uk

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