

# SHOP TO LET

- Highly Prominent Unit
- E Class Use
- New Lease Available
- 3 Phase Power
- £18,000 pax
- £0 rates Payable
- 361 sq. ft / 33.6 m<sup>2</sup>



1 Oakwood Parade, Oakwood Hill,  
Loughton, Essex IG10 3EL

**Location:**

Situated within an affluent local parade of shops at the busy Junction of Oakwood Hill & Roding Road, that leads to Loughton High Road and underground station (Central Line).

Within the immediate vicinity are many local businesses, parades of shops, schools & colleges that serve the extensive local community.

**Description:**

The unit is arranged over ground floor only.

**Approximate areas:**

|                         |                      |                |
|-------------------------|----------------------|----------------|
| Shop Width              | 16.83 ft             | 5.13 m         |
| Shop Depth              | 18.7 ft              | 5.8 m          |
| Ground floor            | 312.15 sq. ft        | 29 m2          |
| <u>WC / Kitchenette</u> | <u>49.51 sq. ft</u>  | <u>4.6 m2</u>  |
| <b>Total Area</b>       | <b>361.66 sq. ft</b> | <b>33.6 m2</b> |

- 3 Phase Power**
- Electric Shutter**
- No Gas**
- Rear Entrance**
- Zero rates payable**

**Tenure:**

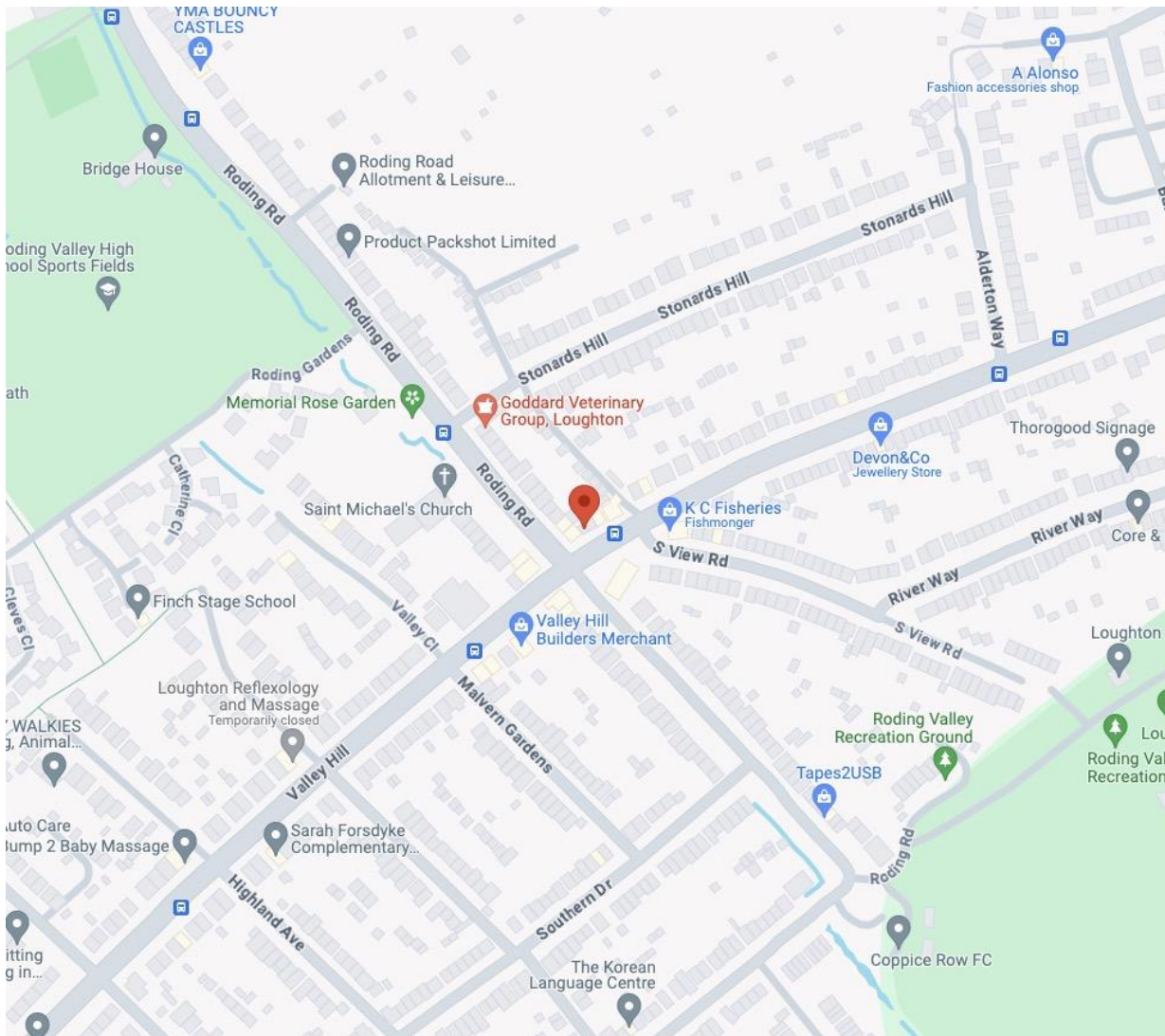
Leasehold by way of a new FRI lease

**Rent:**

**£18,000 pax**







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

### Rates

Rateable Value: £9,500

Rates payable: £0

(Parties advised to verify with Epping council)

### Legal Costs

Ingoing tenant to pay a contribution towards the landlords' legal costs

### Viewing

Strictly by Appointment  
only via sole agents

Jason Grant

020 8506 9900 / 020 8506 9905

[jason@countrywidecomm.co.uk](mailto:jason@countrywidecomm.co.uk)