



SITUATION

Located directly off this busy High Road, opposite **Marks & Spencer** **Simply Food and Car Park** and being amongst a host of independent retailers, pubs and restaurants.

In addition, Loughton Underground Station (Central Line) is just 1/3 mile distant.

Loughton is a popular, affluent and attractive commuter town some 13 miles north-east of central London with good road access to the North Circular Road (A406), M11 (Junction 5) and the M25 (Junction 26).

VAT is NOT applicable to this Lot

PROPERTY

Forming part of a mixed-use development which was completed in February 2021 comprising **2 Ground Floor Self-Contained Commercial Units** both fitted out to a high standard.

TENURE

Leasehold for a term of 999 years from completion at a peppercorn ground rent.

**£41,000_{p.a.} rising to
£45,000_{p.a.} in 2025**

Joint Auctioneers

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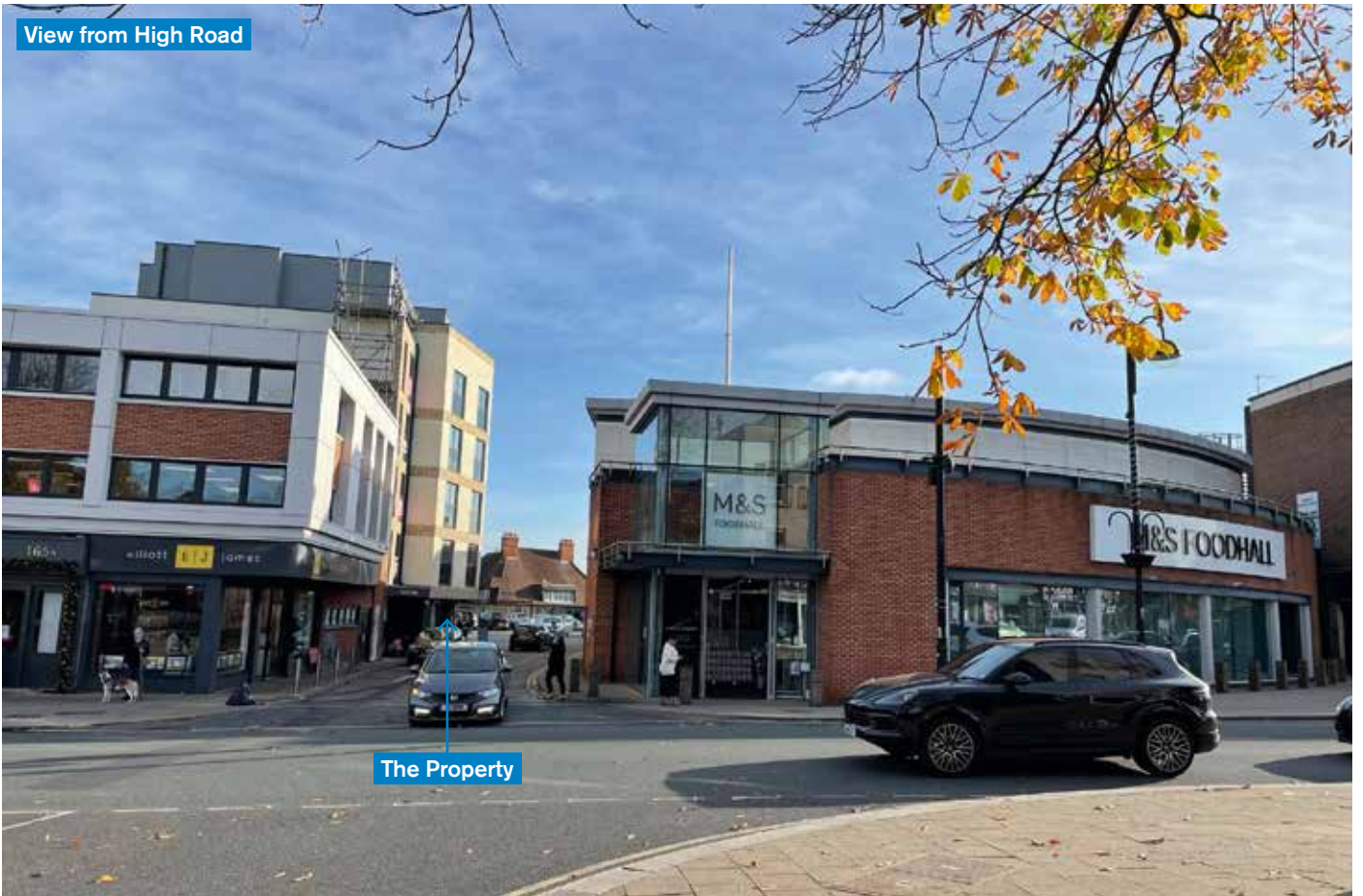
Vendor's Solicitors

Aston Bond
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TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Unit 1 (Ground Floor)	Gross Frontage 20'5" Depth 44'4" GIA Approx. 850 sq ft incl. Reception, 3 Treatment Rooms Shower/WC & sep. WC	Bespoke Skin Clinic Ltd (Specialist aesthetics clinic – visit: www.bespokeskinclinic.co.uk)	10 years from 11th March 2021	£22,000 (rising to: £23,000 in 2022 £24,000 in 2023 £25,000 in 2024 £26,000 in 2025)	FRI by way of service charge Rent Review and Tenant's Break 2026 There is a £14,400 (incl. VAT) Rent Deposit held.
Unit 2 (Ground Floor)	Gross Frontage 16'7" Return Window Frontage 44'4" Built Depth 48'5" WC GIA Approx. 790 sq ft	Zone Health and Performance Limited (physiotherapy clinic and coaching studio, specialising in sports injuries, rehabilitation and personalised coaching programmes – visit: www.zonesix.co.uk)	10 years from 28th May 2021	£19,000	FRI by way of service charge Rent Review and Tenant's Break 2026. There is a £9,500 Rent Deposit held. If the Tenant does not operate the Break they benefit from a 2 month rent free from 28th May 2026.
Total GIA Approx. 1,640 sq ft				Total: £41,000 rising to £45,000 in 2025	



Interior of Unit 1



Treatment Room in Unit 1



Interior of Unit 2

