



# 197 High Street, Epping, CM16 4BL To Let | 829 sq ft



# 197 High Street, Epping, CM16 4BL

# Summary

- Rent: £30,000 per annum
- Business rates: £11,851.25 per annum Interested Parties are to contact the local Authority
- VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: C (52)
- · Lease: New Lease

### Further information

• View details on our website

### **Contact & Viewings**

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### Offices

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# **Key Points**

- Retail Shop Available
- Heavy Footfall & Vehicular Traffic Location
- Allocated Parking Available to Rear
- · Office/Storeroom to rear
- W.C. & Kitchenette

# Description

Currently trading as a charity shop and has a 3.6m fully glazed frontage. The main shop includes a suspended ceiling with lighting, electric heaters, and wood flooring. To the rear is a store/office, kitchenette, W.C., and a fire exit to a car park with allocated parking.

### Location

197 High Street, Epping (CM16 4BL) is prominently located on Epping's main commercial thoroughfare, offering excellent visibility and footfall. The area features a mix of national retailers, independent shops, cafés, and professional services, attracting both local residents and visitors. Epping Underground Station (Central Line) is approximately one mile away, providing direct access to Central London.



The property benefits from nearby public parking, strong transport links via the M11 and M25, and close proximity to local amenities. This prime High Street position makes it ideal for retail, office, or hospitality use.

### Accommodation

Description	sqft sqm	Rent
Ground Floor Shop	829 77.02	£30,000 /annum

### Rent

£30,000 Per Annum Exclusive

# **Viewings**

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks and Mullucks

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