



Ayers & Cruiks
COMMERCIAL

197 High Street, Epping, CM16 4BL

To Let | 829 sq ft

Prime Epping High Street unit: 3.6m glazed frontage, shop + office/store, kitchenette, parking, great footfall & transport links.

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

Neil Burroughs
01702 608035
neil@ayerscruiks.co.uk

Cameron Cruiks
01702 608045
cameron@ayerscruiks.co.uk

Darrell Clarke
01702 608039
darrell@ayerscruiks.co.uk

Bradley Hair
01702 608057
bradley@ayerscruiks.co.uk

Offices

86-88 Baxter Avenue,
Southend-On-Sea,
Essex,
SS2 6HZ
Tel: 01702 343060

Burgundy Court
64/66 Springfield Road,
Chelmsford,
Essex,
CM2 6JY
Tel: 01245 202555



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	sq ft	sq m	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