

# Loughton

280/282 High Road  
Essex  
IG10 1RB

- Freehold Restaurant Investment
- Affluent and popular Essex town
- Let to Loch Fyne who are a subsidiary of Greene King plc
- Lease expires 2026
- Large double fronted unit
- Prominent High Street location
- Restaurant Rent Review January 2016
- Total Current Rents Reserved  
**£84,800 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



**Tenure**  
Freehold.

## Location

Loughton is an affluent and popular town situated about 15 miles north-east of Central London. The area enjoys excellent communications being adjacent to the A121 and close to the M11 (Junction 5) and M25 (Junction 26). Regular Underground services are also available at Loughton and Debden Stations (Central Line).

The property is situated towards the northern end of High Road which is the main shopping street in this popular Essex town. The property faces the Loughton Cricket Club ground and other restaurants. Occupiers close by include Zizzi, Domino's Pizza, Café Spice, Wo Fat Chinese Restaurant, Papa Johns Pizza, Subway and Olive Tree Restaurant. The town centre is the busiest in the Epping Forest District and many national retailers are represented including Marks & Spencer, Morrisons, W H Smith, New Look and Boots.

## Description

The property is arranged on ground and two upper floors to provide a large well configured double fronted restaurant with two floors of residential accommodation above which are approached from the rear.

## VAT

VAT is applicable to this lot.

## Documents

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

## Viewings

Viewings are by appointment only, please e-mail your request with full contact details to [viewings@alltop.co.uk](mailto:viewings@alltop.co.uk)  
In the subject box of your e-mail, please ensure that you enter **Lot 62 Loughton**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Restaurant	Loch Fyne Restaurants Ltd (1) (with a guarantee from Loch Fyne Restaurants plc)	Gross Frontage 10.00 m Net Frontage 9.30 m Shop & Built Depth 25.25 m Ground Floor 303.60 sq m (3,267 sq ft) (2)	25 years from 30.01.2011 Rent review every 5th year Effectively FR & I	£84,500 p.a.	Rent Review January 2016
Flats	Two Individuals	First & Second Floor – Two Self-Contained Flats	Each let for 125 years from 01.02.2001	£300 p.a. (in total)	Reversion 2126
<p>(1) Loch Fyne trades from 44 restaurants across the UK and were acquired in 2007 by Greene King plc for £64.2 million. Greene King reported a net worth of £275.1 million in their accounts for the year ended May 2011. For the year ended 2nd May 2010, Loch Fyne Restaurants Ltd reported a turnover of £51.355 million, a pre-tax profit of £169,000 and a net worth of £7.286 million. (Source: riskdisk.com 12.01.2012)</p> <p>(2) Area sourced from the VOA Website.</p>					
				<b>Total £84,800 p.a.</b>	

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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