



## 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) motorways. Regular Underground services are also available at Loughton and Debdon Stations (Central Line).

The property is well located on the east side of High Road (A121), which acts as the principal retail pitch and main thoroughfare of the town. Loughton Underground Station lies some 0.5 miles south of the property. Occupiers close by include Specsavers and Sue Ryder (both adjacent), The Body Shop and Clintons (both opposite), Superdrug, WH Smith, Vodafone, New Look, Holland & Barrett, Santander, Costa and Toni & Guy, amongst many others.

## Description

The property is arranged on ground and one upper floor to provide a ground floor shop with a self-contained first floor flat above.

## VAT

VAT is not applicable to this lot.

Please note the Receivers believe the VAT information to be correct but its accuracy cannot be guaranteed.

## Documents

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

## Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
233 High Road	Nero Holdings Ltd (t/a Caffè Nero) (1)	Gross Frontage 6.65 m Net Frontage 5.60 m Shop Depth 21.60 m Built Depth 28.20 m	10 years from 22.04.2016 Rent review every 5th year FR & I	£50,000 p.a.	Rent Review 2021
233A High Road	Individual	First Floor Flat – 2 Rooms, Kitchen, Bathroom	Assured Shorthold Tenancy from 01.06.2009	£8,700 p.a.	Holding Over

(1) For the year ended 31st May 2015, Nero Holdings Ltd reported a turnover of £233,747m, a pre-tax profit of £23,797m, shareholders' funds of £169,264m and a net worth of £168,194m. (Source: riskdisk.com 02.06.2016.)

**Total £58,700 p.a.**

# Loughton

## 233/233A High Road

## Essex

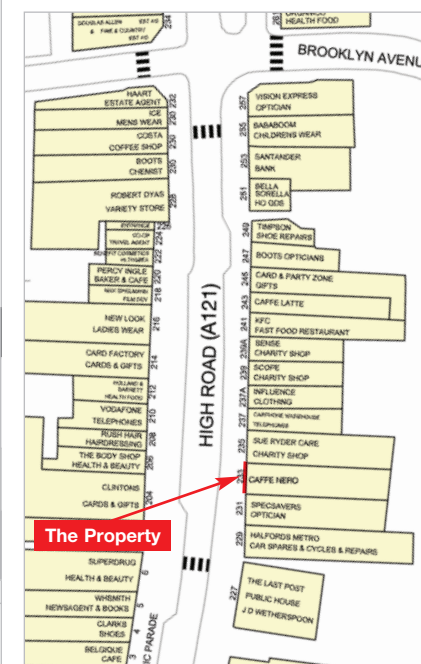
## IG10 1AD

- **Freehold Shop and Residential Investment**
- Shop let to Nero Holdings Ltd (t/a Caffè Nero) until 2026 (no breaks)
- Well located on High Road (A121) in affluent London suburb
- 0.5 miles north of Loughton Underground Station which is serviced by the Central Line
- Nearby occupiers include Specsavers and Sue Ryder (adjacent), The Body Shop and Clintons (opposite)
- No VAT applicable
- Total Current Rents Reserved  
**£58,700 pa**

On the Instructions of T. Perkin  
& J. Barber of CBRE Ltd acting  
as Joint Fixed Charge Receivers

**CBRE**

## SIX WEEK COMPLETION AVAILABLE



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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