



# TO LET – RETAIL UNIT

Retail Unit, Loughton Station, Station Approach, Essex, IG10 4PD

## To Let:

- Highly visible unit that directly captures commuter footfall entering and exiting the station.
- Opportunity to capitalise on commuter trade
- Affluent area
- Unit has water and drainage and 32AMP TPN
- Great opportunity for a local independent shop or national retailer

## Location:

Loughton is a London underground station in the Epping Forest district of Essex. The station is served by the Central line and lies between Buckhurst Hill and Debden. It is the larger of the two underground stations in the town of Loughton, with Debden being the smaller. Loughton lies in Travelcard zone 6.

Loughton station is located just off Roding Road and Alderton Hill and benefits from being in front of the bus terminal. The station sits adjacent to a large Sainsbury's which offers a large car parking area. There is a small

Passenger footfall was 2.64 million in 2022.

## London Underground

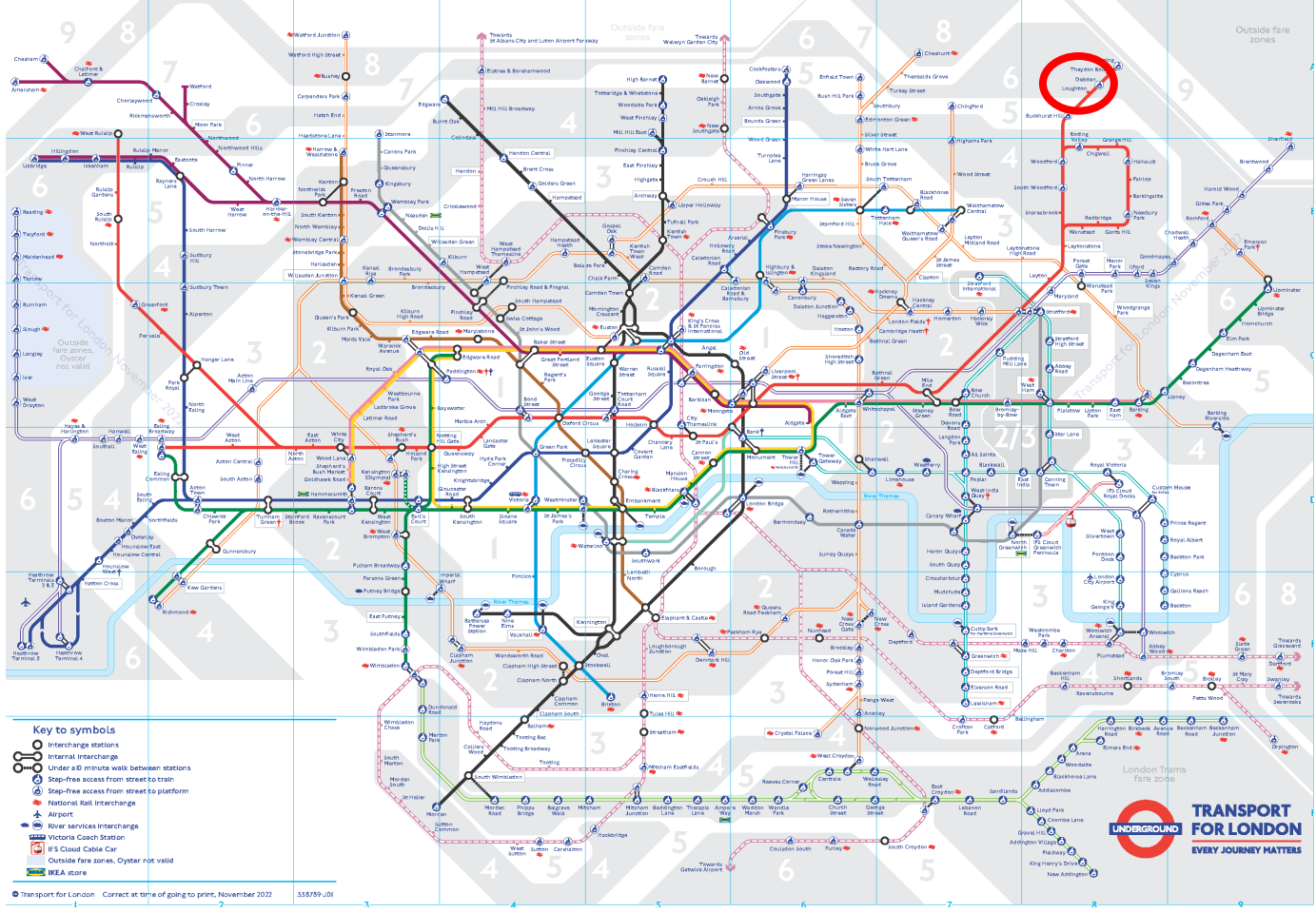
Zone 6  
Central Line

### 2.6m

2022 Annual Station Footfall



Transport  
for London



**Description:**

The unit occupies a prominent position just right of the station's entrance and exit and previously operated as a bagel company. The unit will be handed over in compliant condition. There is also a small amount of parking at the front of the station.

**Unit Size:**

Floor Areas  
Total: 281 sqft (27.03 sq m)

**Services:**

- Power (32 AMP TPN)
- Water and Drainage

**Usage:**

- Food & Beverage
- Retail
- Services

**Lease:**

- 5-year lease or 10 year lease, contracted outside the Landlord & Tenant Act.
- Annual RPI + 1% rent review applicable.

**Rent**

The rent payable to be an agreed minimum guaranteed rent (MGR) based on a percentage of turnover (sales), net of VAT and exclusive of rates.

**Rates:**

Interested parties are advised to contact the VOA directly for more information.

**Legal Costs:**

Each party is to be responsible for their own legal costs.

**Offers:**

Interested parties will be expected to provide a full business case with financials.

**Offer Deadline:**

TBC.



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