

**171 HIGH STREET, HORNCHURCH, ESSEX, RM11 3XS**

**TO LET - HIGH STREET RETAIL PREMISES**

937 sq.ft ( 87.05 m<sup>2</sup> )



**Location**

The premises are situated on the north side of Hornchurch High Street (A124) adjacent to the HSBC bank and was the former Boots Opticians who have moved to larger premises in the High Street. . Wildwood restaurant lies directly opposite. the retail unit. Other notable shops along the parade

Hornchurch Underground Station is within close proximity (0.5 miles), and can be reached by walk in under 10 minutes. Pay and Display car parking by can be found to the rear of the property on Fentiman Way.

**Accommodation**

A ground floor mid-parade retail unit with a small rear stores and WC.

<b>Ground Floor Sales</b>	874 sq.ft ( 81.20 m <sup>2</sup> )
<b>Rear stores</b>	63 sq.ft ( 5.85 m <sup>2</sup> )
<b>Total</b>	937 sq.ft ( 87.05 m <sup>2</sup> )

**Terms**

The premises are to be let on new lease terms to be agreed.

**Rent**

£25,000 per annum exclusive of business rates, utilities, building insurance and VAT. Rent is payable quarterly in advance on the usual quarter days.

**Service Charge**

A small annual service charge is payable. Further details upon request.

**Planning**

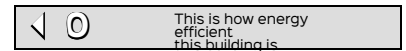
The premises will be suitable for uses falling within Class E of the Use Classes Order (amended 2020)

**Rates**

<b>Rateable Value</b>	£19,250
<b>UBR (2020/2021)</b>	£0.499
<b>Rates Payable</b>	£9,605
Prospective tenants are advised to check their business rates liabilities with the local authority	

**Energy Performance Asset Rating**

A+



This is how energy efficient this building is

**Legal Costs**

Each party to bear their own legal costs.

**VAT**

Value added tax is not applicable

**Viewing & Further Information**

Contact sole letting agents Mass & Co:

Mark Mannering - mark.mannering@massandco.com