

7 FARNHAM ROAD, HILLDENE SHOPPING CENTRE, HAROLD HILL, ROMFORD, ESSEX, RM3 8ED

TO LET - PROMINENT RETAIL UNIT

1,340 sq.ft (124.49 m²)



Location

Located on the popular Hilldene Shopping Centre close to an array of multiple retailers including NatWest, Sainsbury's Local, Superdrug, Boots Pharmacy, Iceland, Co-op and Post Office amongst others. This is a retail area serving a large residential area a short distance to the north of Gallows Corner and the A12.

Accommodation

The property comprises a retail unit, a small external storage area and a small secure yard with the following approximate dimensions:
Shop Width: 22ft 04in (6.81m)
Shop Depth: 59ft 09in (18.20m)

Retail area	1,340 sq.ft (124.49 m ²)
Storage	38 sq.ft (3.53 m ²)

Terms

The property is available on a new lease at a rent of £27,500 pa, for a period expiring October 2025 or longer with an option to break in October 2025. The lease will be "contracted out" of the security of tenure provisions of the Landlord & Tenant Act 1954 PII. As such the tenant of the property will not have an automatic right to a new lease upon expiry of any lease granted.

Rent

£27,500 Per annum, payable on the usual Quarter Days and exclusive of all other outgoings.

Service Charge

A service charge may be applicable. Further details on request

Planning

The premises fall with Class E of the General Use Class Order (Amended 2020). Take-away uses will not be permitted.

Rates

Rateable Value	£22500
UBR (2021/2022)	£0.499
Rates Payable	£11,228

The above is an estimated figure. Interested parties must contact London Borough of Havering for confirmation of business rates due

Energy Performance Asset Rating

D 76-100 ← **83** This is how energy efficient this building is.

Legal Costs

Ingoing Tenant is to be responsible for the Landlord's legal costs.

VAT

We understand that VAT is not payable on the rent.

Viewing & Further Information

Contact joint agents:

Mass & Co - Mark Mannering

Tel: 01277 201300 Email: mark.mannering@massandco.com

Hilbery Chaplin - John Waller

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