

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

TO LET - PROMINENT CORNER RETAIL UNIT

509 sq.ft (47.29 m²)



Location

Located on the popular Hilldene Shopping Centre adjacent to the Library close to an array of multiple retailers including 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.

Accommodation

The accommodation comprises a prominent corner retail unit with return display.
Net Frontage (Farnham Road) Width: 7ft (2.13m)
Internal Shop width 19ft 10 in (6.04m)
Return frontage 22ft (6.72m)
Total Shop depth 30ft 9in (9.39m)

Retail area	509 sq.ft (47.29 m ²)
Kitchen/Stores	174 sq.ft (16.17 m ²)

Terms

The property is available on a new lease for a period expiring October 2025 or longer with a Landlord's 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

£16,500 Per annum, payable on the usual Quarter Days and exclusive of all other outgoings.

Service Charge

A service charge will be applicable. Further details on request

Planning

The property falls within Class E of the General Use Classes Order (Amended 2020). Take-away uses will not be permitted.

Rates

Rateable Value	£18,750
UBR (2021/2022)	£0.499
Rates Payable	£9,356

The above figures are estimated. Interested parties must check their Business Rates liabilities with London Borough of Havering

Energy Performance Asset Rating

D 76-100 ← **94** This is how energy efficient this building is.

Legal Costs

The ingoing tenant is to be responsible for the Landlord's legal costs

VAT

We understand VAT is not payable on the rent.

Viewing & Further Information

Contact joint sole agents;

Mark Mannering - 01277 201300 mark.mannering@massandco.com

Hilbery Chaplin - 07880 741146 johnwaller@hilberychaplin.co.uk