

**65 CHIPPENHAM ROAD, HILLDENE SHOPPING CENTRE, HAROLD HILL, ROMFORD, ESSEX, RM3 8HL**

**TO LET - RETAIL UNIT**

1,297 sq.ft ( 120.50 m<sup>2</sup> )



**Location**

Located at the junction of Chippenham Road with Farnham Road, on the busy Hilldene Shopping Centre, close to an array of multiple retailers including Sainsbury's Local, Co-Op and Iceland amongst others. This is a popular retail area serving a large residential area a short distance to the north of Gallows Corner and the A12.

**Accommodation**

The property comprises a large retail unit with rear access, previously occupied by Halifax plc. There is extensive metered car parking located throughout the Hilldene Shopping Centre.

<b>Ground Floor</b>	1,297 sq.ft ( 120.50 m <sup>2</sup> )
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**Terms**

October 2025, or for a longer term, subject to a landlord break option in October 2025. The lease is to be "contracted out" of the Landlord & Tenant Act 1954 Part II.

**Rent**

£25,000 Per annum, payable on the usual Quarter Days and exclusive of all other outgoings.

**Service Charge**

A service charge may be applicable in respect of this property. 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**

<b>Rateable Value</b>	£19500
<b>UBR (2021/2022)</b>	£0.499
<b>Rates Payable</b>	£9,731

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** **95** 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 that VAT will not be payable upon the rent.

**Viewing & Further Information**

Strictly by prior arrangement through joint Agents:

Mass & Co - Mark Mannering

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

Hilbery Chaplin - John Waller