

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

TO LET - PROMINENT CORNER RETAIL UNIT

560 sq.ft (52.03 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 corner retail unit including a single WC and small store with the following net internal floor areas:

Ground Floor Sales	500 sq.ft (46.45 m ²)
WC & store	60 sq.ft (5.57 m ²)
Total	560 sq.ft (52.03 m ²)

Terms

The property is available on a new lease for a term up to 5 years but with a landlord's break in September 2024 subject to 6 months notice. The lease will be contracted out of the security of tenure provisions of the Landlord & Tenant Act 1954.

Rent

£16,500 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). No Take-away uses considered.

Rates

Rateable Value	£19,700
UBR (2021/2022)	£0.499
Rates Payable	£9,830

Prospective tenants are advised to check thier business rates obligations with London Borough of Havering

Energy Performance Asset Rating

C 51-75 **60** 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 Tel: 07880 741146