

**117 HIGH STREET, HORNCHURCH, ESSEX, RM11 1TX**

**TO LET - PRIME HIGH STREET RETAIL/CLASS E UNIT**  
979 sq.ft ( 90.95 m<sup>2</sup> )



**Location**

The property is in a prime location on Hornchurch High Street, situated between Billet Lane and North Street. Nearby retailers include Sainsbury's, Nando's, Betfred, Wenzel's, Boots Pharmacy, Barclays and NatWest.

**Accommodation**

A mid terraced ground floor retail unit including rear stores, kitchen and WC's. There is rear access for loading via Leather Lane off North Street.

<b>Ground Floor Sales</b>	766 sq.ft ( 71.16 m <sup>2</sup> )
<b>Rear stores</b>	164 sq.ft ( 15.24 m <sup>2</sup> )
<b>Kitchen</b>	49 sq.ft ( 4.55 m <sup>2</sup> )
<b>Total</b>	979 sq.ft ( 90.95 m <sup>2</sup> )

**Terms**

The premises are offered on a new full repairing and insuring lease for a term to be agreed.

**Rent**

£31,500 per annum exclusive of service charge, rates, utilities, building insurance and VAT. Rent is payable quarterly in advance on the usual quarter days.

**Planning**

The property falls within Class E of the Use Classes Order (amended 2020). Our client will not permit this property to be used for takeaway purposes.

**Rates**

<b>Rateable Value</b>	£27,500
<b>UBR (2021/2022)</b>	£0.499
<b>Rates Payable</b>	£13,230

Prospective tenants are advised to check their business rates liabilities with London Borough of Havering

**Energy Performance Asset Rating**

**D 76-100** **88** This is how energy efficient this building is.

**Legal Costs**

Each party to bear their own legal costs. The incoming tenant is to be responsible for the landlord's abortive legal expenses should they decide to withdraw.

**VAT**

VAT is applicable to the rent

**Viewing & Further Information**

Contact sole letting agents Mass & Co:

Mark Mannering - mark.mannering@massandco.com