

117 HIGH STREET, HORNCHURCH, ESSEX, RM11 1TX

TO LET - PRIME HIGH STREET RETAIL/CLASS E UNIT

979 sq.ft (90.95 m²)



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.

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|---------------------------|------------------------------------|
| Ground Floor Sales | 766 sq.ft (71.16 m ²) |
| Rear stores | 164 sq.ft (15.24 m ²) |
| Kitchen | 49 sq.ft (4.55 m ²) |
| Total | 979 sq.ft (90.95 m ²) |

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 either restaurant or takeaway purposes.

Rates

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|--|---------|
| Rateable Value | £27,500 |
| UBR (2021/2022) | £0.499 |
| Rates Payable | £13,230 |
| Prospective tennants 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. |
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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