

01277 201300

Mass & Co Chartered Surveyors and Property Consultants 25 High Street, Brentwood, Essex. CM14 4RG

www.massandco.com

147 HIGH STREET, HORNCHURCH, RM11 3YD

TO LET - HIGH STREET CLASS E PREMISES 1,190 sq.ft (110.55 m²)



Location

The property occupies a prominent position on the eastern side of Hornchurch's High Street (A124) close to its junction with North Street.

Nearby major retailers include Sainsbury's, Nando's, Betfred, Wenzel's, Boots Pharmacy, Taco Bell, Giggling Squid, Barclays and NatWest as well a a range of independent retailers, cafes, bars and restaurants

Accommodation

The property comprises a mid-terraced ground floor commercial premises formerly occupied by a travel agent. The space is configured to provide a main sales area including two partitioned rooms plus rear stores and staff facilities.

Ground Floor Sales & offices	870 sq.ft (80.83 m ²)
Rear Stores & Staff facilities	320 sq.ft (29.73 m ²)
Total	1,190 sq.ft (110.55 m ²)

Terms

A new, effectively full repairing and insuring lease on terms to be agreed.

Subject to status and trading history the prospective tenant will be required to provide a personal guarantee and a minimum of 3 months rent deposit.

Rent

£36,500 per annum exclusive of service charge, rates, utilities, building insurance and VAT. Rent is payable quarterly in advance on the usual quarter days.



Service Charge

A service charge may be applicable in respect of this property. Further details on request.

Planning

The property falls within Use Class E

Rates

Rateable Value	£28,250
UBR (2022/2023)	£0.499
Rates Payable	£14,097

8

Energy Performance Asset Rating

2	This is how energy efficient	
	this building is	

Legal Costs

D 76-100

Each party to bear their own legal costs

VAT

Value added tax is not applicable

Viewing & Further Information

Contact sole leasing agents Mass & Co:

Mark Mannering - mark.mannering@massandco.com

& Co Ltd for themselves and also as Agents for the seller(s)/lessee(s) of this property of

- the particulars are produced in good faith, are set to ut as a general guide only and do not constitute any part of the contract ii. no person in the employment of Mass & Co Ltd has any authority to make or give representation or warranty whatever in rela iii. applicants who make offers which are subsequently accepted by the seller(s)/lessee(s) will be subjected to personal and finar y part of the contract. and whatever in relation to this property. to personal and financial checks which satisfy Anti-Money Laundering Regulations. Such checks are

conditional to the transaction.