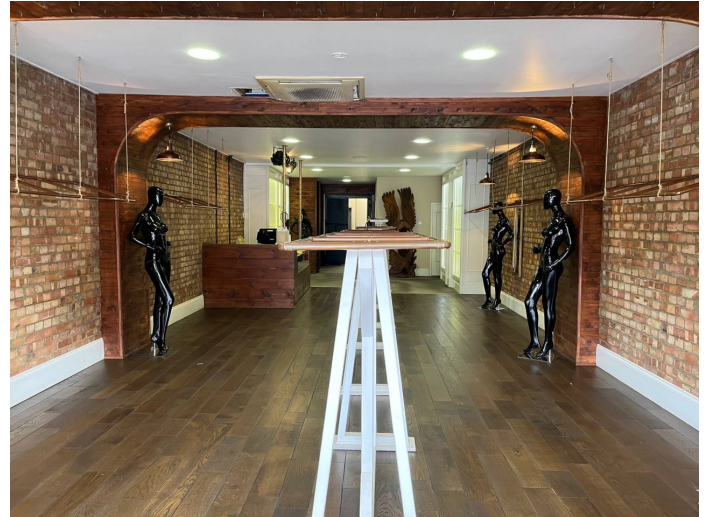


169 HIGH STREET, HORNCHURCH, RM11 3XS

TO LET - HIGH STREET CLASS E PREMISES

1,166 sq.ft (108.32 m²)



Location

The premises are situated on the north side of Hornchurch High Street (A124) and was formerly a clothing store. Nearby major retailers include Sainsbury's, Nando's, Betfred, Wenzel's, Boots Pharmacy, Taco Bell, Giggling Squid, Barclays and NatWest as well as a range of independent retailers, cafes, bars and restaurants.

Hornchurch Underground Station is within close proximity (0.5 miles), and can be reached on foot in under 10 minutes. Pay and Display car parking can be found to the rear of the property on Fentiman Way.

Accommodation

The property comprises a mid-terraced self contained retail premises incorporating rear stores and WC's.

Ground Floor Sales	915 sq.ft (85.01 m ²)
Stores & WC's	251 sq.ft (23.32 m ²)
Total	1,166 sq.ft (108.32 m ²)

Terms

The property is available by way of a new lease for a minimum term of 5 years and subject to the surrender of the existing lease. The new tenant will be required to provide a rent deposit of 6 months and/or personal guarantee.

Rent

£26,500 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 is applicable which is currently £1,105 per year 2022/23.

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

Rateable Value from 04/2023	£22,500
UBR (2023/2024)	£0.499
Rates Payable	£11,228

Energy Performance Asset Rating

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

Legal Costs

Each party to bear their own legal costs.

VAT

Value added tax is not chargeable on the rent

Viewing & Further Information

Contact Mass & Co:

Mark Mannering - mark.mannering@massandco.com