

182-184 HIGH STREET, HORNCHURCH, RM12 6QP

TO LET - HIGH STREET CLASS E PREMISES
1,907 sq.ft (177.17 m²)



Location

The premises are located on the south side and eastern end of Hornchurch High Street. The immediate parade neighbouring the property comprises mainly independent retailers but within the Town major retailers include Sainsbury, Boots, Lidl, Costa Coffee and Holland & Barrett.

Hornchurch Underground Station (District Line) is within close proximity (0.5 miles), and can be reached by walk in under 10 minutes. Pay and Display car parking by can be found to the rear of the High Street on Fentiman Way. Hornchurch lies south of the A12 which can be reached within 10 minutes drive subsequently giving access to the M25 (J28).

Accommodation

The property comprises a ground floor retail unit plus rear storage and staff area with the following areas, measured on a net internal basis:

Main Sales incl. Office & Wc's	1,465 sq.ft (136.10 m ²)
Rear Stores	372 sq.ft (34.56 m ²)
Total	1,907 sq.ft (177.17 m ²)
Parking	4-6 spaces

Terms

The property is to be offered on new 10 year FRI lease term subject to 5th year rent review. A rent deposit of 3-6 months rent will be required subject to status.

Rent

£35,000 per annum exclusive of business rates, utilities, building insurance and VAT. Rent is payable quarterly in advance on the usual quarter days.

Planning & Use

The property falls into Use Class E.

Rates

Rateable Value	£33,250
UBR (2023/2024)	£0.499
Rates Payable	£16,592

Interested parties are advised to check their business rates liabilities with the local authority

Energy Performance Asset Rating

EPC Awaited

Legal Costs

Each party to pay thier own legal costs. The proposed Tenant is to provide an undertaking that the landlord's agents' and solicitor's abortive cost swill be met should the Tenant withdraw following issuing of draft legal documents.

VAT

Value added tax is not applicable.

Viewing & Further Information

Contact sole letting agents Mass & Co:

Mark Mannering - mark.mannering@massandco.com