

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, Gigging Squid, Barclays and NatWest as well as 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. Our client will not permit this property to be used for either restaurant or takeaway purposes.

Rates

Rateable Value	£33,750
UBR (2023/2024)	£0.499
Rates Payable	£16,842

Energy Performance Asset Rating

D 76-100 ← **82** This is how energy efficient this building is

Legal Costs

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