

173-175 HIGH STREET, HORNCHURCH, RM11 3YS

TO LET - HIGH STREET CLASS E PREMISES
3,004 sq.ft (279.08 m²)



Location

The premises are situated on the eastern north side of Hornchurch High Street (A124) opposite Wildwood restaurant. Hornchurch is a busy and vibrant town hosting a range of local and national retailers and eateries.

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 property 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 is currently a bank occupied HSBC whose lease will expire in December. The property, whilst currently configured as a bank with various meeting rooms and staff areas, will comprise a main retail area, vault, server room and rear staff areas including male and female WCs. The property has rear access onto the pay and display car park which lies off and is accessed from Fentiman Way

Main Retail area	2,342 sq.ft (217.58 m ²)
Staff area & stores	451 sq.ft (41.90 m ²)
Vault & server room	211 sq.ft (19.60 m ²)
Total net area	3,004 sq.ft (279.08 m ²)

Terms

The property is to be offered on new lease terms to be agreed.

Rent

£50,000 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

There is no service charge

Planning

The property falls with Use Class E

Rates

Rateable Value	£51,500
UBR (2023/2024)	£0.512
Rates Payable	£26,368

Prospective tenants are advised to check their business rates liabilities with London Borough of Havering

Energy Performance Asset Rating

EPC Awaited

Legal Costs

Each party to bear their own legal costs

VAT

Value added tax is not applicable

Viewing & Further Information

Contact sole letting agents Mass & Co:

Mark Mannering - mark.mannering@massandco.com