

# 01277 201300

Mass & Co

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# LANGTON'S COURTYARD, BILLET LANE, HORNCHURCH, RM11 1XJ

### TO LET - BUSINESS UNIT INCORPORATING CAFE & STORES

795 sq.ft (73.86 m<sup>2</sup>)



#### Location

The property is situated in grounds of Langdon's House a highly used public facility for Wedding Receptions and Birth registrations. Billet lane is situated just a short walk from Hornchurch high Street Nearby major retailers include Sainsbury's, Nando's, Betfred, Wenzel's, Boots Pharmacy, Taco Bell, Giggling Squid, St Francis Hospice and NatWest as well as a range of independent retailers, cafes, bars and restaurants. and directly opposite Queen theatre and and Emerson Park train station.

#### Accommodation

The properties current use is that of at Cafe / Tea Room serving light snacks hot and cold drinks measuring Aprox 41sqm including a sit down area for customers, kitchen and pantry facilities. The outside courtyard consist of a large seating area and access to two separate storage areas current used as storage but with potential to be converted to become part of the eatery space.

Fully repairinfg and insuring lease terms to be agreed.

## Rent

£18,000 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days

## **Service Charge**

NΔ

#### Planning & Use

Class E

#### Rates

Rateable Value	10,000
UBR (2023/2024)	
Rates Payable	0.499

## **Energy Performance Asset Rating**

C 51-75



#### **Legal Costs**

Each party to bear their own legal costs

Value added tax is not applicable to the rent

# **Viewing & Further Information**

Strictly by prior arrangement with Mass & Co

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