

## 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, Gigging 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.

#### Terms

Fully repairing 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

NA

#### Planning & Use

Class E

#### Rates

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

#### Energy Performance Asset Rating

C 51-75

68 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 to the rent

#### Viewing & Further Information

Strictly by prior arrangement with Mass & Co