

## 147 HIGH STREET, HORNCHURCH, ESSEX, RM11 3YD

### TO LET - HIGH STREET CLASS E PREMISES

1,190 sq.ft ( 110.55 m<sup>2</sup> )



#### Location

The property occupies a prominent position in the centre of Hornchurch, on the eastern side of the 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, Giggling Squid, St Francis Hospice and NatWest as well as a range of independent retailers, cafes, bars and restaurants.

#### Accommodation

The property comprises a mid-terraced ground floor unit. The space is open plan and recently refurbished, with a new shop front ready for fit out to suit occupier's requirements

<b>Ground Floor</b>	1,190 sq.ft ( 110.55 m <sup>2</sup> )
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#### Terms

Offered on a new, effectively full repairing and insuring lease for a term to be agreed..

Subject to status and trading history the prospective tenant may be required to provide a personal guarantee and a minimum of 6 months rent deposit.

#### Rent

£32,000 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

A service charge may be applicable in respect of this property. Further details on request.

#### Planning & Use

The property falls within Use Class E. Our client will not permit this property to be used for either restaurant or takeaway purposes.

#### Rates

<b>Rateable Value</b>	£33,750
<b>UBR (2024/2025)</b>	£0.499
<b>Rates Payable</b>	£16,842

#### Energy Performance Asset Rating

<b>C 51-75</b>	<b>54</b> This is how energy efficient this building is
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#### Legal Costs

Each party to bear their own legal costs

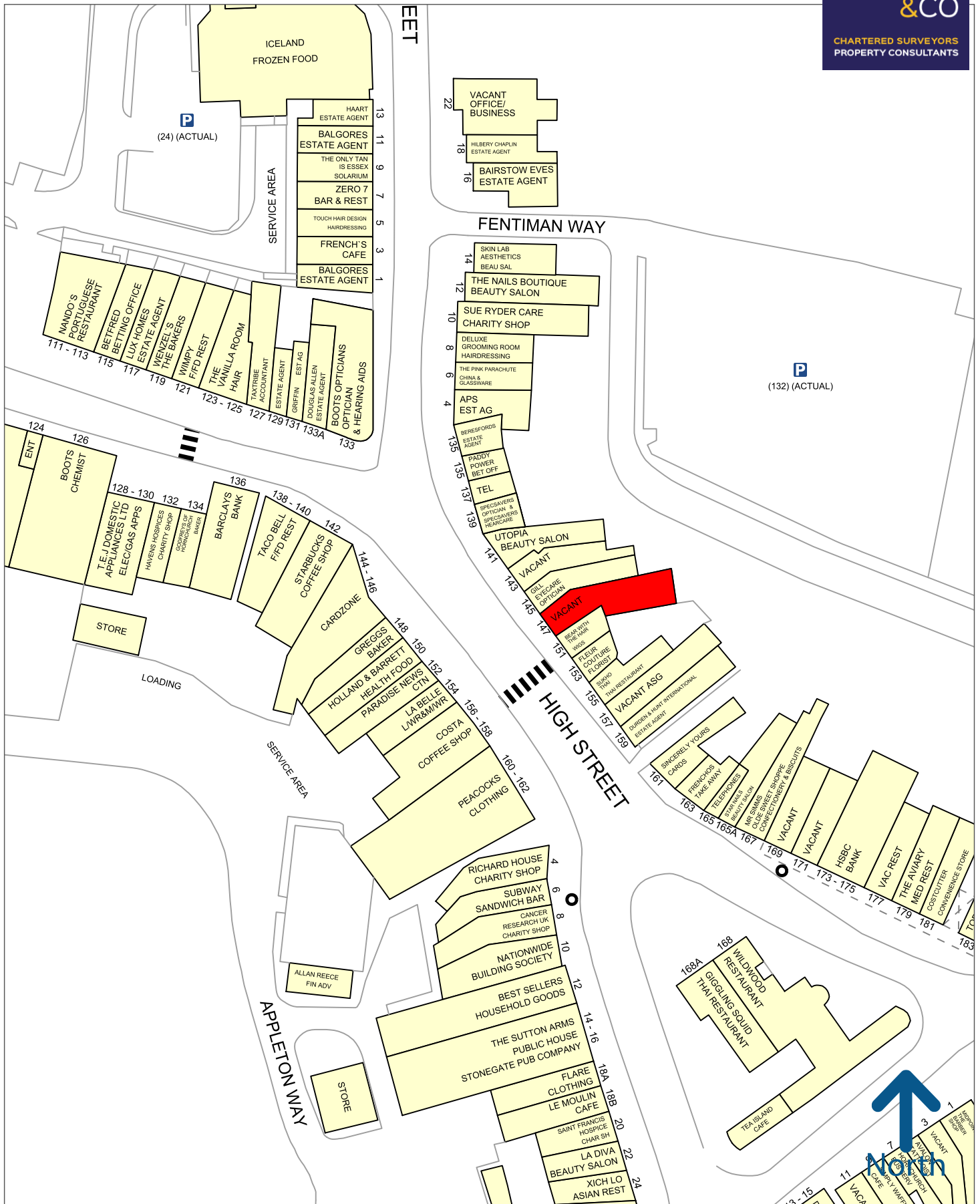
#### VAT

Value added tax is not applicable

#### Viewing & Further Information

Contact Mass & Co:

Graham Green - [graham@massandco.com](mailto:graham@massandco.com) or 01277 201300



50 metres

Experian Goad Plan Created: 12/09/2024  
Created By: Mass and Co