

## 01277 201300

Mass & Co

Chartered Surveyors and Property Consultants 25 High Street, Brentwood, Essex. CM14 4RG

www.massandco.com

# 182-184 HIGH STREET, HORNCHURCH, RM12 6QP

### TO LET - HIGH STREET CLASS E PREMISES

1,907 sq.ft (177.17 m<sup>2</sup>)



#### Location

The premises are located on the south side of Hornchurch High Street at its eastern end. The immediate parade neighbouring the property comprises mainly independent retailers, but within the Town major retailers include Sainsbury, Boots, Lidl, Costa Coffee and Holland & Barrett.

Hornchurch Underground station (District Line) is within 0.5 miles and under 10 minutes' walk away. Pay and Display car parking by can be found to the rear of the High Street on Fentiman Way. Hornchurch lies south of the A12 and A127, which can be reached within 10  $\,$ minutes drive subsequently giving access to the M25 (J28).

## Accommodation

The property comprises a ground floor retail unit plus rear storage and staff area with rear parking for 4-6 cars and the following areas, measured on a net internal basis:

Main Sales incl. Office & Wc's	1,465 sq.ft (136.10 m <sup>2</sup> )
Rear Stores	372 sq.ft ( 34.56 m <sup>2</sup> )
Total	1,907 sq.ft (177.17 m <sup>2</sup> )

#### **Terms**

The property is to be offered on new 10 year full repairing & insuring lease term subject to 5th year rent review. A rent deposit of 3-6 months rent will be required subject to status.

## Rent

The rent is exclusive of business rates, utilities, building insurance and VAT. Rent is payable quarterly in advance on the usual quarter days.

## **Price**

£30,000 per annum



#### Planning & Use

The property falls into Use Class E.

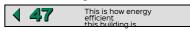
## **Rates**

Rateable Value	£33,250
UBR (2024/2025)	£0.499
Rates Payable	£16,592
Interested parties are advised to check their business rates	

liabilities with the local authority

#### **Energy Performance Asset Rating**

**B** 26-50



### **Legal Costs**

Each party to pay thier own legal costs. The proposed Tenant is to provide an undertaking that the landlord's agents' and solicitor's abortive costs will be met should the Tenant withdraw following issuing of draft legal documents.

## **VAT**

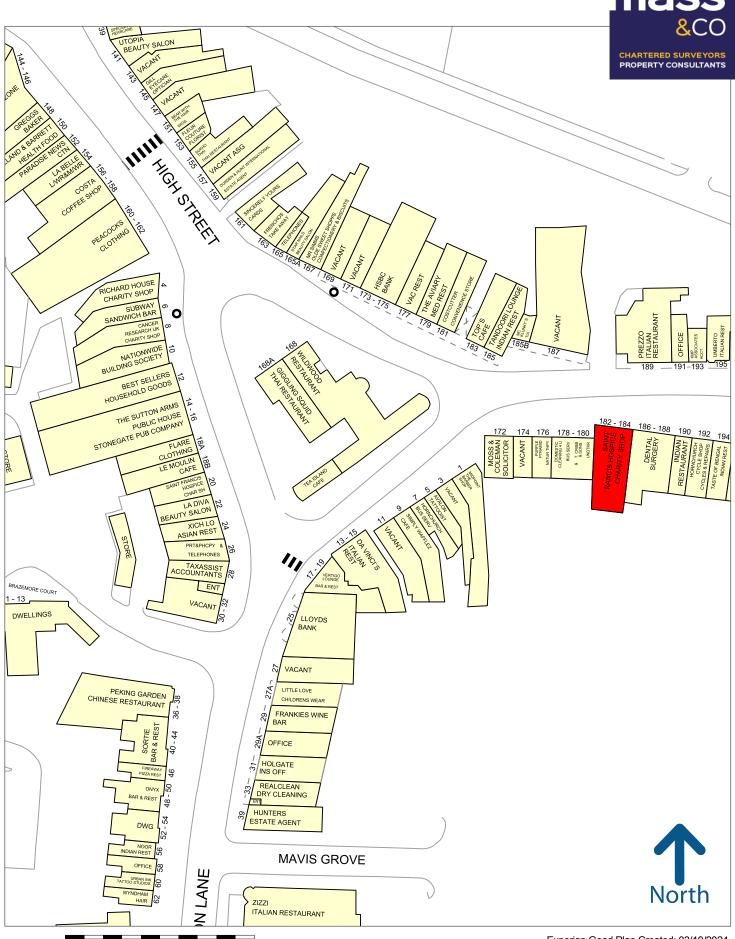
Value Added Tax is not applicable.

## **Viewing & Further Information**

Contact Mass & Co:

Graham Green - graham@massandco.com or 01277 201300

- is & Co for themselves and also as Agents for the seller(s)lessee(s) of this property give notice that:
  i. the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract.
  ii. no person in the employment of Mass & Co has any authority to make or give representation or warranty whatever in relation to this property.
  iii. applicants who make offers which are subsequently accepted by the seller(s)lessee(s) will be subjected to personal and financial checks which satisfy Anti-Money Laundering Regulations. Such checks are conditional to the transaction.



50 metres

Experian Goad Plan Created: 03/10/2024 Created By: Mass and Co

