

182-184 HIGH STREET, HORNCHURCH, RM12 6QP

TO LET - HIGH STREET CLASS E PREMISES

1,907 sq.ft (177.17 m²)



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 ²)
Rear Stores	372 sq.ft (34.56 m ²)
Total	1,907 sq.ft (177.17 m ²)

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	47 This is how energy efficient this building is
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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.

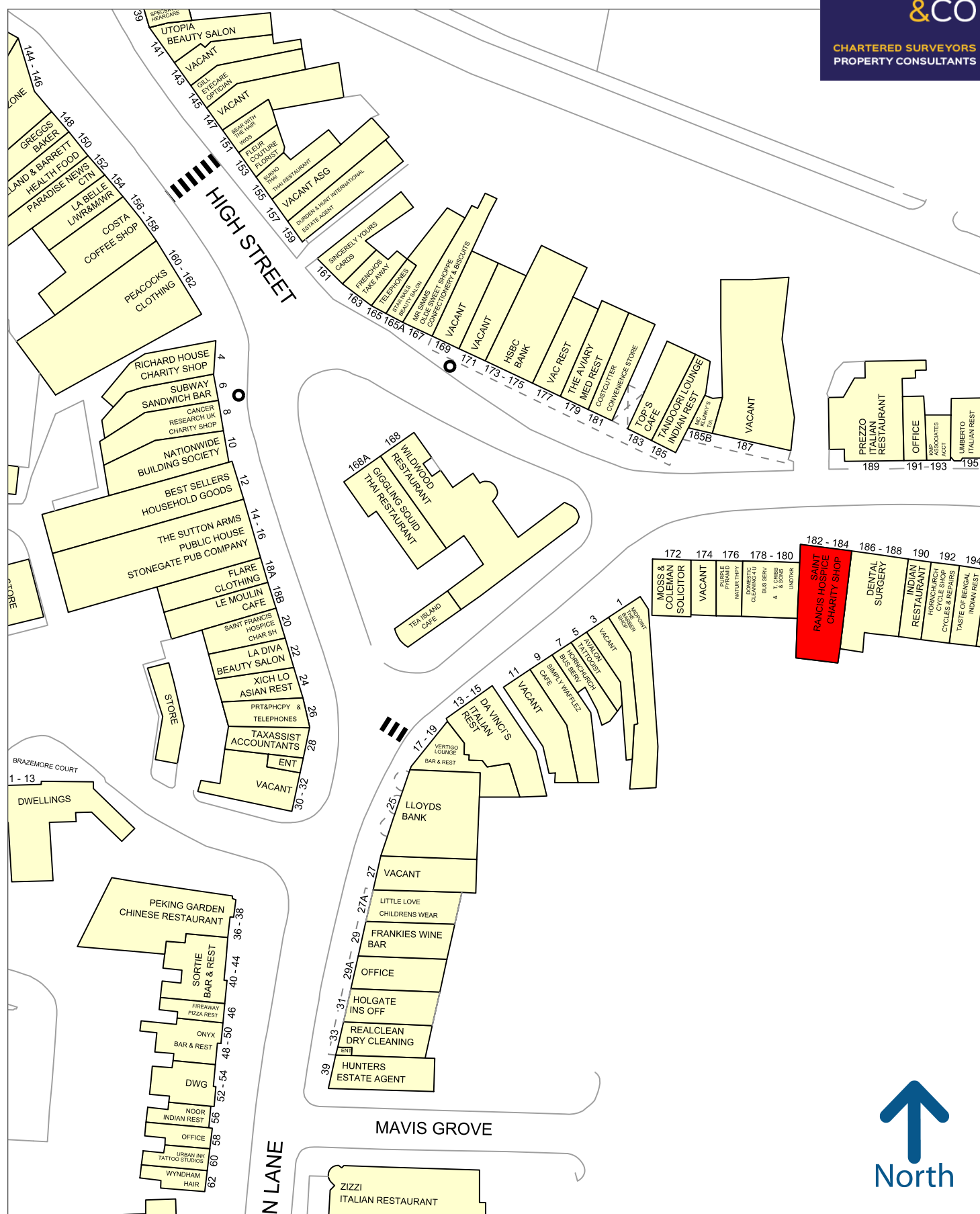
VAT

Value Added Tax is not applicable.

Viewing & Further Information

Contact Mass & Co:

Graham Green - graham@massandco.com or 01277 201300



50 metres

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