

181 THORNDON AVENUE, WEST HORNDON, BRENTWOOD, CM13 3TP

TO LET - GROUND FLOOR RETAIL/CLASS E UNIT
534 sq.ft (49.61 m²)



Location

The premises are situated at the southern end of Thorndon Avenue close to the junction of Station Road, Junction 29 of the M25 is situated 4.5 miles to the west via the A127. West Horndon mainline station is located a short walk from the premises and provides direct access into central London.

Accommodation

The property comprises a semi detached ground floor retail unit. There is a front main sales/trading area along with kitchen and toilet facilities, the property also benefits from rear access.

Terms

The property is to be offered on new lease terms to be agreed. A rent deposit of 3-6 months will be required subject to status.

Rent

£13,000 per annum exclusive of all outgoings, 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 User Class E. Interested parties are advised to check that their intended use complies with the planning use.

Rates

Rateable Value	4,200
UBR (2023/2024)	
Rates Payable	2,096

Energy Performance Asset Rating

C 51-75	60	This is how energy efficient this building is.
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VAT

Value Added Tax is not applicable to the rent.

Viewing & Further Information

Strictly by prior arrangement with Mass & Co