

# 01277 201300

Mass & Co

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

# TO LET - GROUND FLOOR RETAIL/CLASS E UNIT

534 sq.ft (49.61 m<sup>2</sup>)



## **Service Charge**

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

## Planning & Use

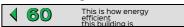
The property falls within User Class E. Interested parties are advised to check that their intended use complies with the planning use.

### Rates

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

## **Energy Performance Asset Rating**





### 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.

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.

£13,000 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days

## VAT

Value Added Tax is not applicable to the rent.

# **Viewing & Further Information**

Strictly by prior arrangement with Mass & Co

- & 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.