

na CHARTERED SURVEYORS

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

www.massandco.com

171 HIGH STREET, HORNCHURCH, ESSEX, RM11 3XS

TO LET - HIGH STREET RETAIL PREMISES

937 sq.ft (87.05 m²)



Location

The premises are situated on the north side of Hornchurch High Street (A124) adjacent to the HSBC bank and was the former Boots Opticians who have moved to larger premises in the High Street. . Wildwood restaurant lies directly opposite. the retail unit. Other notable shops along the parade

Hornchurch Underground Station is within close proximity (0.5 miles), and can be reached by walk in under 10 minutes. Pay and Display car parking by can be found to the rear of the property on Fentiman Way.

Accommodation

A ground floor mid-parade retail unit with a small rear stores and WC.

Ground Floor Sales	874 sq.ft (81.20 m ²)
Rear stores	63 sq.ft (5.85 m^2)
Total	937 sq.ft (87.05 m ²)

Terms

The premises are to be let on new lease terms to be agreed.

Rent

£25,000 per annum exclusive of business rates, utilities, building insurance and VAT. Rent is payable quarterly in advance on the usual quarter days.



Service Charge

A small annual service charge is payable. Further details upon request.

Planning

The premises will be suitable for uses falling within Class E of the Use Classes Order (amended 2020)

Rates

Rateable Value	£19,250
UBR (2020/2021)	£0.499
Rates Payable	£9,605

Prospective tenants are advised to check their business rates liabilities with the local authority

Energy Performance Asset Rating

this building is	effici	
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Legal Costs

Each party to bear their own legal costs.

VAT

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Value added tax is not applicable

Viewing & Further Information

Contact sole letting agents Mass & Co:

Mark Mannering - mark.mannering@massandco.com

& Co Ltd for themselves and also as Agents for the seller(s)/lessee(s) of this pro

conditional to the transaction

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