



SMC
8 4 1 2355
Brownhill
Vickers

To Let

Prime Retail Unit located in Hornchurch Town
Centre - LET

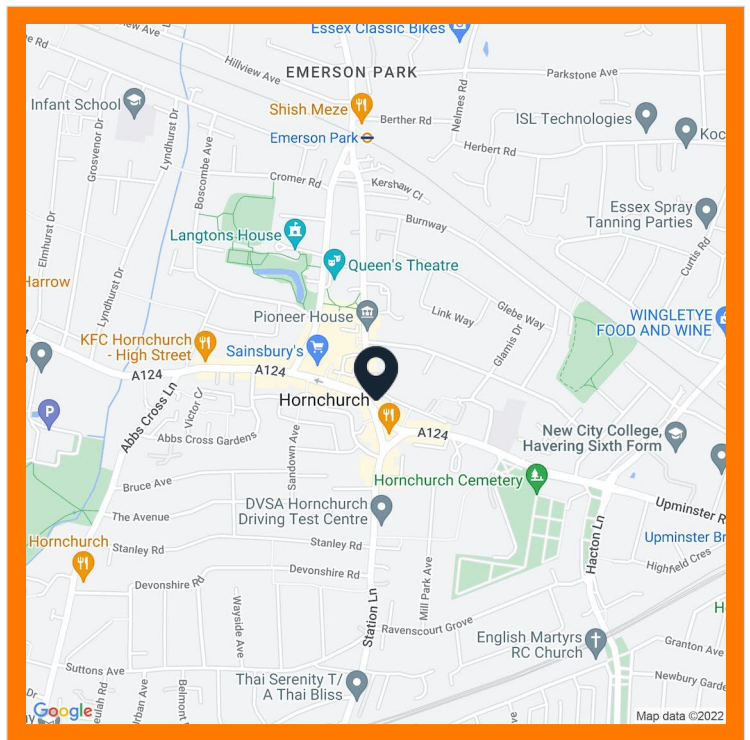
£26,500 per annum

143 High Street, Hornchurch, RM11 3YD

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- Prime location on High Street in Hornchurch town centre
- Ground floor retail unit
- Most recently utilised as a barbers (old A1 (now Class E), but may suit other retail uses
- Nearby occupiers include Costa, Starbucks, Holland and Barrett, Cardzone, Boots, Subway, etc



Description

The property comprises a ground floor retail premises. The internal accommodation includes an open plan sales area with kitchenette, WC and stores to the rear. The shop benefits from exposed brickwork, vinyl floor, air conditioning, and front security shutter. There is electricity, water and drainage, but no gas to the shop. There is rear servicing for bins and deliveries, but no allocated parking.

Location

The property is located on High Street, Hornchurch in a prime retailing location. Hornchurch is a suburban town in East London, part of the London Borough of Havering. Hornchurch Tube Station is about half a mile south of the High Street. Various bus routes are located within close proximity linking to Romford, Elm Park, Emerson Park, Gidea Park and Upminster.

There are a number of notable names in the town including Sainsburys, Costa Coffee, Holland & Barrett, Nandos, Subway, Cardzone, Starbucks and various others.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground	946	87.89	Let
Total	946	87.89	

Rating Assessment

Based on information obtained from the Valuation Office Agency websites the demise is rated as follows:-

Address: 143, High Street, Hornchurch, Essex, RM11 3YD

Description: Shop and premises

Rateable Value: £25,000

Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

Planning

The premises are understood to have A1 consent. Under the changes to the Use Class Order effective from 1st September 2020, we understand that these premises now benefit from an E class planning consent. This allows the premises to be used for the former A1 (retail), A2 (financial and professional), A3 (restaurant), B1 (offices), and D1 (clinics, health centre and day nursery) uses, without the need for a change of use.

Interested parties are advised to satisfy themselves with the London Borough of Havering planning authority that their use is acceptable under these new changes.

Current Tenancy

The property is held on a lease expiring on 24th June 2027, at a passing rent of £26,500 pa. Our client (the existing tenant) is looking to assign the lease. Alternatively consideration may be given to proposals on the basis of a new lease.

Please note the landlord does not wish to allow food/cafe/restaurant/takeaway uses.

Viewing Arrangements

For further information or viewings, please contact the agent:

Francois Neyerlin

Telephone: 01708 973700

Email: francois.neyerlin@smcbrownillvickers.com

Viewings strictly via appointment with the agent only.

Business Rates

Further information is available upon request.

