

# TO LET - DOUBLE-FRONTED HIGH STREET 'E' CLASS COMMERCIAL PREMISES

173-175 HIGH STREET, HORNCHURCH, ESSEX, RM11 3XS  
3,004 SQ.FT ( 279.08 M<sup>2</sup> )



## Key Features

- Double-fronted
- Suspended ceilings
- Air-conditioning
- Rear access

## Viewing

Strictly by prior appointment with joint sole selling agents Taylor Freeman Kataria or Mass & Co.

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## Location

The property is situated on the eastern end of Hornchurch High Street (A124), directly opposite Wildwood restaurant. Hornchurch is an affluent town in Essex, with its High Street boasting a plethora of national retailers and eateries, to include but not limited to Taco Bell, Wenzels, Sainsbury's, Nandos, Barclays, Natwest and Holland & Barrett, as well as a mix of local/independents. Hornchurch Underground Station (District Line) is within close proximity (0.5 miles via Station Lane), 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

Former HSBC banking hall at ground floor level arranged as a main retail area, various meeting rooms, server room, vault, staff facilities and male and female WC's. There is also access into the unit from the rear on Fentiman Way. We are advised of the following Net Internal Areas:

Main retail area	2,342 sq.ft ( 217.58 m <sup>2</sup> )
staff area and stores	451 sq.ft ( 41.90 m <sup>2</sup> )
Vault and server room	211 sq.ft ( 19.60 m <sup>2</sup> )
<b>Total</b>	<b>3,004 sq.ft ( 279.08 m<sup>2</sup> )</b>

## Lease Terms

The premises is available by way of a new lease for a term to be agreed.

## Rent

£50,000 per annum exclusive of all outgoing, payable quarterly in advance on the usual quarter days.

## Rates

Rateable Value	£51,500
UBR 2023/2024	51.2p
Rates Payable	£26,368

## VAT

VAT is not applicable in respect of this transaction.

## Service Charge

A service charge is not applicable in respect of this property.

## Energy Performance Asset Rating

EPC Awaited

## Legal Costs

Each party to bear their own legal fees.

These particulars are correct to the best of our knowledge but do not constitute an offer or contract. Any figures quoted may be subject to VAT in addition. No warranty is implied in relation to electrical, mechanical or other equipment.