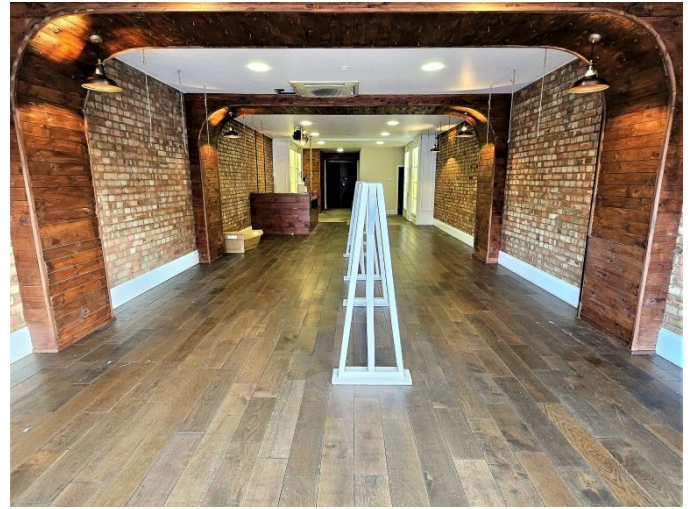


**'TO LET' IN AFFULENT TOWN CENTRE LOCATION - HIGH STREET**  
**'E' CLASS COMMERCIAL PREMISES**  
 169 HIGH STREET, HORNCHURCH, ESSEX, RM11 3XS  
 1,166 SQ.FT ( 108.32 M<sup>2</sup> )



### Key Features

- Electric roller shutters
- Air conditioning (untested)
- Recessed ceiling lights
- Rear access

### Viewing

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

Contact:

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OR

Mass & Co - 01277 201 300



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Ilford, Essex

IG1 1LQ

Tel: 020 8599 9911

Email: [info@cliffords-estates.co.uk](mailto:info@cliffords-estates.co.uk)



### Location

The premises are situated on the eastern end of High Street (A124) and was formerly a clothing store. Nearby major retailers include Sainsbury's, Nando's, Betfred, Wenzel's, Boots Pharmacy, Taco Bell, Gigging Squid, Barclays and NatWest as well a a range of independent retailers, cafes, bars and restaurants.

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

### Accommodation

Comprising predominantly open plan sales area with WC's and rear ancillary stores. We are advised of the following Net Internal Areas:

Sales Area	915 sq.ft ( 85.01 m <sup>2</sup> )
Storage	251 sq.ft ( 23.32 m <sup>2</sup> )
<b>Total</b>	<b>1,166 sq.ft ( 108.32 m<sup>2</sup> )</b>

### Lease Terms

The premises is available by way of a new lease for a minimum period of 5 years and if longer, subject to periodic upward only rent reviews. Subject to business status, a deposit of 6 months and/or personal guarantee may be required. Restaurant and take-away uses will not be considered.

### Rent

£26,500 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days.

### Rates

Rateable Value	£22,500
UBR 2023/24	49.9p
Rates Payable	£11,228

### VAT

VAT is not applicable in respect of this transaction.

### Service Charge

A service charge may be applicable in respect of this transaction. Further details are available on request.

### Energy Performance Asset Rating

D	◀ 76	This is how energy efficient this building is
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### 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.