

# TO LET

PROMINENT RETAIL UNIT  
IN BUSY NEIGHBOURHOOD SHOPPING CENTRE



**7 FARNHAM ROAD  
HILLDENE SHOPPING CENTRE  
ROMFORD  
RM3 8ED**



86 Market Place,  
Romford,  
Essex, RM1 3HQ

**01708 745000**  
[www.hilberychaplin.co.uk](http://www.hilberychaplin.co.uk)

**Location** Located on the popular Hilldene Shopping Centre close to an array of multiple retailers including NatWest, Sainsbury's Local, Superdrug, Boots Pharmacy, Iceland, Co-op and Post Office amongst others. This is a retail area serving a large residential area a short distance to the north of Gallows Corner.

**Description** The property comprises a retail unit with a small external storage area and a small secure rear yard. Approximate dimensions and floor areas are detailed below.

<b>Accommodation</b>	Shop Width:	6.81m	22ft 4in
	Shop Depth:	18.20m	59ft 9in
	<b>Retail Area:</b>	<b>124.46 sq.m.</b>	<b>1,340 sq.ft.</b>
	Rear Storage Area:	3.57 sq.m.	38 sq.ft.

**Terms** The property is available on a new lease at a rent of £27,500 pa, for a period expiring October 2025 or longer with an option to break in October 2025. The lease will be "contracted out" of the security of tenure provisions of the Landlord & Tenant Act 1954 PII. As such the tenant of the property will not have an automatic right to a new lease upon expiry of any lease granted.

**VAT** We understand the property has not been elected and therefore VAT is not payable on the rent.

**Business Rates** The property has been assessed as having a rateable value of £22,500.

**Business rates note** - the rateable value assessment does not represent the business rates payable for the property. Contact the Business Rates Department of Havering Council to verify the business rates payable.

**EPC Rating** The property has been assessed as having an energy performance rating of D -83. A copy of the EPC can be provided.

**Viewing & Further Information** By prior appointment with sole agents:  
John Waller  
Hilbery Chaplin  
Tel: 07880 741146  
Email: [johnwaller@hilberychaplin.co.uk](mailto:johnwaller@hilberychaplin.co.uk)



## Photos of 7 Farnham Road

