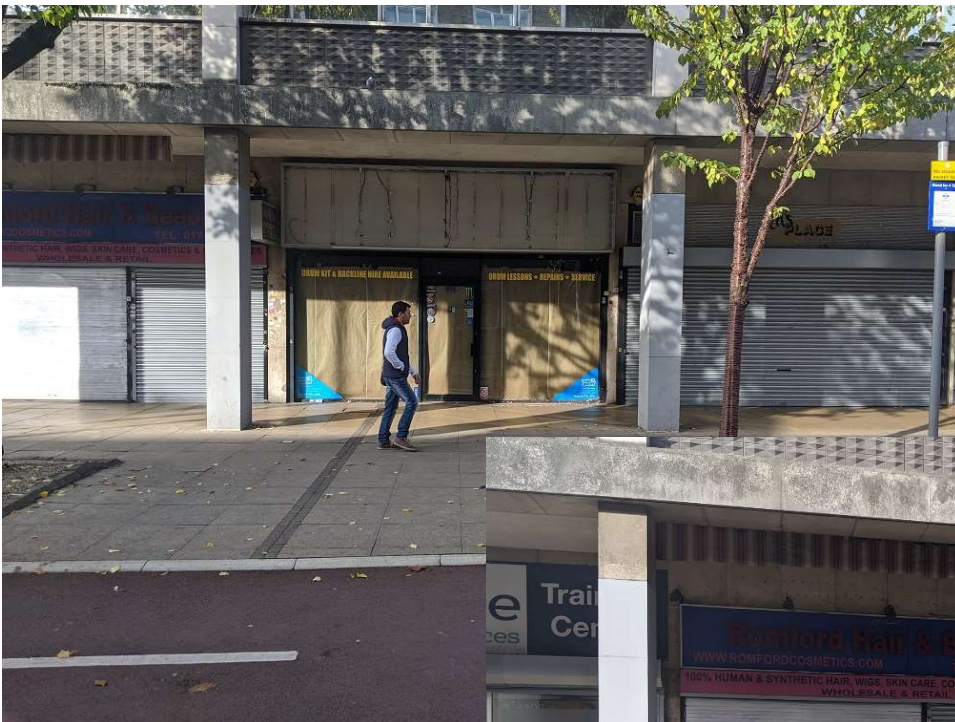


# TO LET

## PROMINENT TOWN CENTRE RETAIL UNITS WITH REAR SERVICING



**42 & 44 HIGH STREET  
ROMFORD  
RM1 1HR**



86 Market Place,  
Romford,  
Essex, RM1 3HQ

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

## Location

The properties are located in a secondary retail parade, inside the town centre ring road, within easy walking distance of the town centre.

## Description

The properties comprise 2 individual lock up retail units with rear storage and rear servicing. Approximate floor areas for each unit are detailed below.

## Accommodation

Property		Area (sq.ft.)	Area (sq.m.)
42 High Street	Retail Area	994 sq.ft.	94.92 sq.m.
	Rear Anc.	126 sq.ft.	11.73 sq.m.
44 High Street	Retail Area	1,004 sq.ft.	93.27 sq.m.
	Rear Anc.	166 sq.ft.	15.42 sq.m.

## Lease Period & Rent

The shops are available individually on new leases for a period of up to 5 years with a landlord option to break at the end of the 3<sup>rd</sup> year. The leases will be “contracted out” of the security of tenure provisions of the Landlord & Tenant Act 1954 P11. As such tenants of the properties will not have an automatic right to a new lease upon expiry of any lease granted.

The rent for each unit is **£17,500 per annum exclusive of other outgoings** payable quarterly in advance.

## VAT

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

## Business Rates & EPC Rating

Property	Rateable Value Assessment	EPC Rating
42 High Street	£13,250	D - 91
44 High Street	£13,250	D - 98

**Business rates note** – the rateable value assessment does not represent the business rates payable for each unit. Interested parties that apply and qualify for small business rate relief will benefit from a business rate discount. Contact the Business Rates Department of Havering Council to verify the business rates payable for each unit.

## Viewing Further Information

& By prior appointment with sole agents:  
**John Waller**  
**Hilbery Chaplin**  
**Tel: 01708 745 000**  
**Email: [johnwaller@hilberychaplin.co.uk](mailto:johnwaller@hilberychaplin.co.uk)**