

TO LET

**SMALL RETAIL/OFFICE UNIT
IN BUSY SHOPPING CENTRE**

12.51 SQ.M. (135 SQ.FT.)



**2A THE ARCADE, FARNHAM ROAD
HILLDENE SHOPPING CENTRE
ROMFORD
RM3 8EB**



86 Market Place,
Romford,
Essex, RM1 3HQ

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www.hilberychaplin.co.uk

Location Located in The Arcade, off Farnham Road, on the busy Hilldene Shopping Centre, close to an array of multiple retailers including Sainsbury's Local, Co-Op and Iceland amongst others. This is a popular retail area serving a large residential area a short distance to the north of Gallows Corner and the A12.

Description The property comprises a small retail/office unit comprising effectively a single room with its own WC. Manually operated shutters secure the entrance door and shop front. There is extensive metered car parking located throughout the Hilldene Shopping Centre.

The property has the following approximate dimensions and floor area:

Property Width:	3.31m	10ft 10in
Property Depth:	4.14m	13ft 07in
Net Internal Area:	12.51 sq.m.	135 sq.ft.

Terms The premises are offered on a new full repairing and insuring lease expiring October 2025, or for a longer term, subject to a landlord break option on this date. The lease will be "contracted out" of the Landlord & Tenant Act 1954 PII. The rent is **£5,000 per annum** exclusive of all other outgoings. The rent will be subject to periodic upwardly only rent reviews.

VAT We understand that VAT will not be payable upon the rent.

Business Rates The property has been assessed as having a rateable value of £2,950. Please note the rateable value does not represent the business rates payable on the property.

Applicants applying and qualifying for Small Business Rate Relief should obtain 100% relief and therefore be exempt from paying business rates. Interested parties are advised to verify the above by contacting Havering Business Rates Department.

EPC The property has been assessed as having an energy performance asset rating of D-76. A copy of the EPC can be made available upon request.

Legal Costs Each party to be responsible for their own costs.

Pictures See pictures below.

Further Information Can be obtained from sole agent:

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John Waller
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