

TO LET

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

28.20 SQ.M. (304 SQ.FT.)



**UNITS 2 & 4 THE ARCADE, FARNHAM ROAD
HILLDENE SHOPPING CENTRE
ROMFORD
RM3 8EB**



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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 two small retail/office units/rooms interlinked by a toilet & passageway so as to provide a single self-contained unit. Manually operated shutters secure the entrance doors and shopfronts. There is extensive metered car parking located throughout the Hilldene Shopping Centre.

The property has the following approximate floor area:

Unit 2:	14.01 sq.m.	151 sq.ft.
Unit 4:	14.19 sq.m.	153 sq.ft.
Combined Net Internal Area:	28.20 sq.m.	304 sq.ft.

Terms The property is offered on a new full repairing and insuring lease expiring October 2025 or for a longer term, subject to a landlord break option in October 2025. The rent is **£9,000 per annum** exclusive of all other outgoings.

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

Business Rates The property is currently assessed as two individual units for business rates purposes as detailed below:

Unit 2:	Rateable value	£3,750
Unit 4:	Rateable value	£3,700

Please note that the rateable value does not represent the rates payable.

EPC The units have been assessed as having the following energy performance asset ratings:

Unit 2:	EPC rating	D - 96
Unit 4:	EPC rating	D - 87

A copy of the EPCs 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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