

TO LET

**SELF-CONTAINED RETAIL/OFFICE UNIT
WITHIN USE CLASS E
36 SQ.M. (390 SQ.FT.)**



**2 HACTON PARADE
CENTRAL DRIVE
HORNCHURCH
RM12 6EL**



86 Market Place,
Romford,
Essex, RM1 3HQ

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Location The property is located in Hacton Parade, Central Drive, close to Hacton Lane within a secondary parade of shops serving the surrounding densely populated residential area known as the Racecourse Estate.

Description The property comprises a self-contained retail/office unit with a single toilet and a rear storage area, having the following approximate dimensions and areas:

Shop width at front:	14ft. 08in.	4.46m
Shop width at rear:	8ft. 08in.	2.65m
Shop depth:	22ft. 10in.	6.97m
Retail area:	266 sq.ft.	24.71 sq.m.
Small storage room:	12 sq.ft.	1.12 sq.m.
Rear storage room:	112 sq.ft.	10.41 sq.m.
Total area:	390 sq.ft.	36.23 sq.m.

Terms The property is offered on a new full repairing and insuring lease, for a length of term to be agreed, **at a rental of £7,800 pa exclusive of other outgoings**. The rent excludes all other outgoings and is payable quarterly in advance. The lease will be “contracted out” of the Landlord & Tenant Act 1954 PII.

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

Business Rates The property is currently assessed as having a rateable value of £2,850. Applicants that apply and qualify for Small Business Rates Relief should obtain total exemption and pay no business rates. Interested parties should verify the rates payable by contacting the business rates department of The London Borough of Havering.

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

EPC The property has been assessed as having the following energy performance asset rating:

Unit 2:	EPC rating	D - 88
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A copy of the EPCs can be made available upon request.

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

Pictures See picture below.

Further Information Can be obtained from sole agent:

Hilbery Chaplin
John Waller
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