

TO LET

PROMINENT RETAIL UNIT IN BUSY NEIGHBOURHOOD SHOPPING CENTRE



**180 HILLDENE AVENUE
HILLDENE SHOPPING CENTRE
ROMFORD
RM3 8DB**



86 Market Place,
Romford,
Essex, RM1 3HQ

01708 745000
www.hilberychaplin.co.uk

Location Located on the popular Hilldene Shopping Centre where tenants include 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 lock up retail unit with rear servicing. Approximate dimensions and floor area is shown below.

Shop Width:	5.26m	17ft. 03in.
Shop Depth:	12.03m	39ft. 06in.
Retail Area:	63.82 sq.m	678 sq.ft.

Terms The shop is available on new full repairing and insuring lease, for a period expiring in October 2025, or longer subject to a mutual landlord and tenant 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 will not have an automatic right to a new lease upon expiry of any lease granted. The rent for the unit is detailed below.

Property	Annual Rent (exclusive of other outgoings)
180 Hilldene Avenue	£18,000 pa quarterly in advance.

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

Business Rates & EPC Rating

Property	Rateable Value	EPC
180 Hilldene Avenue	£15,250	C-69

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

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

Further Information Can be obtained from sole agent:

Hilbery Chaplin
John Waller
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