

# TO LET

PROMINENT RETAIL UNIT  
IN BUSY NEIGHBOURHOOD SHOPPING CENTRE



**71 FARNHAM ROAD  
HILLDENE SHOPPING CENTRE  
ROMFORD  
RM3 8ED**



86 Market Place,  
Romford,  
Essex, RM1 3HQ

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

**Location** Located on the popular Hilldene Shopping Centre close to an array of multiple retailers including 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 and the A12.

**Description** The property comprises a retail unit with rear loading. The property provides the following approximate dimensions and floor areas.

<b>Accommodation</b>	Shop Width:	5.81m	19ft 01in
	Shop Depth:	10.05m	33ft 00in
	<b>Retail Area:</b>	<b>58.03 sq.m.</b>	<b>625 sq.ft.</b>
	Anc. Storage Areas:	3 sq.m.	35 sq.ft.

**Terms** The property is available on a new lease at a rent of **£17,750 pa**, for a period expiring October 2025 or longer with an 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 of the property will not have an automatic right to a new lease upon expiry of any lease granted.

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

**Business Rates** The property has been assessed as having a rateable value of £14,250.

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

**EPC Rating** The property has an energy performance rating of C-74. A copy of the EPC can be made available upon request.

**Viewing & Further Information** By prior appointment with sole agents:  
John Waller  
Hilbery Chaplin  
Tel: 07880 741146  
Email: [johnwaller@hilberychaplin.co.uk](mailto:johnwaller@hilberychaplin.co.uk)

## Photos of 71 Farnham Road



