

To Let

End of terrace shop with A1 & A2 use - 292 sq.ft. (27.13 sq.m.)

8 Hacton Parade, Central Drive, Hornchurch, RM12 6EL

Location

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

Accommodation

The property comprises an end of terrace, self-contained ground floor lock up shop / A2 office unit with rear access. The property has an open plan retail area with a kitchen and single WC situated to the rear. The shop provides the following approximate dimensions and areas:

Shop Front Width*:	12 ft 9 in	3.85m
Shop Depth:	23 ft 5 in	7.14m
Retail Area:	263 sq.ft.	24 sq.m.
Kitchen:	29 sq.ft.	2.69 sq.m.
* Please note retail area narrows to 9 ft 11in (3.02m) at the rear		

Terms

The property is available on a new full repairing and insuring lease, for a length of term to be agreed (subject to a minimum lease period of 3 years), at a rental of **£7,000 per annum** exclusive of rates and other outgoings.

Business Rates

The property has been assessed as having a rateable value of £2,600. Parties applying and qualifying for small business rate relief should receive 100% business rate relief and not be liable for business rates. Interested parties should verify this by contacting the Business Rates Department of Havering Council.

Energy Performance Rating

An EPC has been commissioned.

Viewing

By prior appointment with Hilbery Chaplin 01708 745 000:

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