## HORNCHURCH

**ANDREW CAPLIN** 

**COMMERCIAL Ltd** 

COMMERCIAL ESTATE AGENTS

# **LEASE TO ASSIGN**



### **11 NORTH STREET, HORNCHURCH, ESSEX RM11 1RL**

01708 731200 info@ac-commercial.com www.andrewcaplincommercial.com St Georges House, 2-4 Eastern Road, Romford, Essex RM1 3PJ

### LOCATION

The subject shop occupies a prominent and convenient trading position in North Street diagonally opposite its junction with Fentiman Way and within walking distance to the High Street.

The shop lies adjacent to Haart and is opposite Hilbery Chaplin and Bairstow Eves.

#### DESCRIPTION

Prominent Ground Floor Shop with Class E Use.

Internal width5.086m/Total Shop Depth15.018mGround Floor Area71.09m<sup>2</sup>

5.086m/16ft 8ins 15.018m/49ft 3ins 71.09m<sup>2</sup>/765sg.ft

Kitchen plus Male and Female W.C's.

- Class E Use
- Wall Mounted Aircon Unit
- Carpeted
- Spot Lighting

#### NOTE

The current tenants existing business will continue its operations at its primary headquarters located in the same street.

#### TENURE

Held under an existing lease due to expire 3 August 2026.

Available for Sub Let or Lease to assign.

#### **CURRENT RENTAL**

£23,500 pax plus Vat, Business Rates, Service Charge and Building Insurance.

#### **LEGAL COSTS**

To be paid by ingoing tenant.

**EPC** To follow GDPR

General Regulations (GDPR) will take effect on 25 May 2018.

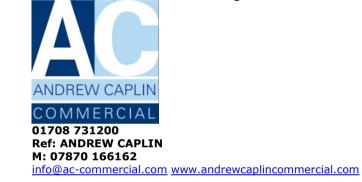
As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

#### Money Laundering Regulations

Due to recent money laundering regulations, all Tenants and Purchasers when making an offer on a property will need to provide a copy of their current Passport Photo page and a recent Utility Bill confirming their current address.

#### VIEWING

Strictly by appointments via agent



Andrew Caplin Commercial conditions under which particulars issued. Andrew Caplin Commercial, for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that: i) The particulars are ser out as a general outline for the guidance of intending purchasers or lessors and do not constitute part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the corrections of each of them. iii) No person in the employment of Andrew Caplin Commercial or any joint agents has any authority to make or give any representation or warranty whatsoever in relation to this property. iv) All rents and prices are guoted exclusive of VAT.