# HORNCHURCH



# **PROMINENT SHOP TO LET**





## **18a STATION LANE, HORNCHURCH, ESSEX RM12 6NJ**

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



## LOCATION

The premises are prominently situated between the Sutton Arms and Le Moulin Café.

Retailers in the vicinity include Subway, Nationwide Building Society, Tucker Brothers, and Peacocks.

#### DESCRIPTION

Ground Floor Shop with rear storage and access, plus parking for one car. Approximate Areas and Dimensions are as follows:-

Gross Frontage	5.02m/16′6″
Internal Width	4.6m/15′1″
Retail Depth	13.41m/44′0″
Sales Area	61.5m/662sq.ft
<u>Storage</u>	27.6sq.m/297sq.ft

Totals

959sq.ft/89sqm

#### LEASE

Effectively full repairing and insuring for a term to be agreed subject to 5 yearly upward only rent reviews.

### RENT

£25,000 per annum exclusive payable quarterly in advance, plus Vat.

## RATES

Applicants are advised to contact Havering Council on 01708 434343, as they will likely benefit from some rates relief.

#### **LEGAL COSTS**

Ingoing tenant to bear both parties

**EPC** To follow

#### GDPR

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

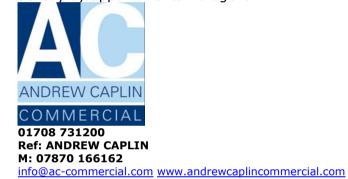
As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

#### 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 quoted exclusive of VAT.