

HORNCHURCH

TO LET

PROMINENT SHOP TO LET



18a STATION LANE, HORNCHURCH, ESSEX RM12 6NJ



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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> | <u>27.6sq.m/297sq.ft</u> |

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



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