

HORNCHURCH

TO LET

**PROMINENT SHOP
APPROX 57.68sqm/621sq.ft**



30 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 subject shop is prominently and conveniently located in Station Lane close to the prominent junction with Appleton Way

DESCRIPTION

Prominent Ground Floor Lock up Shop suitable for a variety of trades within Class E Use

The shop extends to 57.68sqm/621sq.ft approx with rear servicing.

TENURE

New FRI lease for a term to be agreed with periodic rent reviews

COMMENCING RENTAL

£23,000 pax NO VAT

BUISNESS RATES

Via LBH T: 01708 434 343

LEGAL COSTS

To be paid by ingoing tenant

EPC

Can be made available on request

GDPR

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

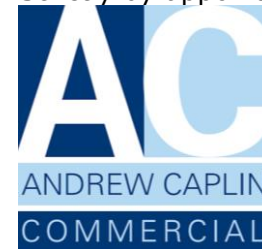
As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

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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Ref: ANDREW CAPLIN

M: 07870 166162

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