occommercial.co occommercial.co 01708 989 888

Wingletye Lane, Hornchurch, RM11 3AT £18,000 Per Annum



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GREAT LOCATION FOR A NEW BUSINESS OPPORTUNITY WITH REAR ACCESS AND 1 ALLOCATED PARKING SPACE, WITHIN EMERSON PARK, RM11 - WALKING DISTANCE TO UPMINSTER BRIDGE STATION (DISTRICT LINE)

OC Commercial would like to offer a fantastic opportunity to take over a lock-up commercial unit located in the much sought-after Emerson Park area. Ideally located within walking distance from local amenities and public transport links, including Upminster Bridge Underground Station (District Line).

Other benefits include a large shopfront on a busy road, with an additional rear entrance to the premises, and parking.

THE LANDLORD IS WILLING TO OFFER A 1-MONTH RENT-FREE PERIOD TO THE INCOMING TENANT, TO COMPENSATE FOR THE WORK REQUIRED IN THE PROPERTY.

IMPORTANT NOTICE: THE PROPERTY IS NOT SUITABLE FOR A RESTAURANT OR HOT FOOD TAKEAWAY, AS REQUESTED BY THE LANDLORD

LEASE TERM: New Full Repairing and Insuring (FRI) lease for a term to be agreed upon, subject to periodic upwards-only rent reviews. (Minimum 10-year lease)

RENT: £18,000 Per Annum (payable quarterly)

DEPOSIT: 2 months

RATES: Small business rates relief upon application to local authority

EPC: TBC

VAT: N/A

SERVICE CHARGE: N/A

PREMIUM/GOODWILL: Open to offers (ask the office for further information)

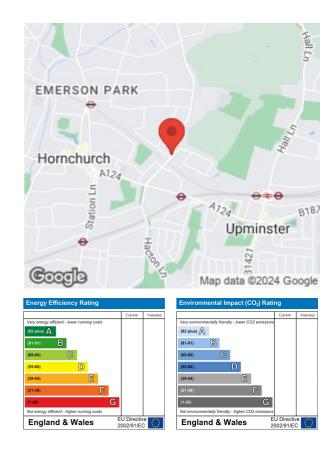
LEGAL COSTS: Tenant and Landlord to pay their own solicitor's fees

- WALKING DISTANCE TO UPMINSTER BRIDGE UNDERGROUND STATION (DISTRICT LINE)
- NEW BUSINESS OPPORTUNITY
- SHOP FRONT
- ADDITIONAL ACCESS VIA REAR ENTRANCE
- IMPORTANT NOTICE: THE PROPERTY IS NOT SUITABLE FOR A RESTAURANT OR HOT FOOD TAKEAWAY, AS REQUESTED BY THE LANDLORD
- SITUATED ON A BUSY ROAD
- 1 ALLOCATED PARKING AT REAR

Viewing

Please contact our OC Homes Gidea Park Office on 01708989888

if you wish to arrange a viewing appointment for this property orrequire further information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

