

# occommercial

## occommercial.co

### 01708 989 888

**Wingletye Lane, Hornchurch, RM11 3AT**

**£18,000 Per Annum**



**\*\*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 or require further information.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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