

Retail



Location

Hornchurch is a suburban town located in the London borough of Havering in East London, 5 miles west of the M25 and within 9 miles of the A406 North Circular. The town is in close proximity to Emerson Park station to the north which provides a direct overground route to Romford. Hornchurch district line station is located to the south which provides a direct route into Central London and Victoria Station. The property is located in a central position on the high street. Nearby occupiers include **Boots, Poundland, Sainsburys, Costa, Superdrug, Vision Express** and **Nando's** etc.

Description

The property is arranged over ground floor, first floor and basement with a rear yard with parking for 5 vehicles. The ground floor features an open plan banking hall and offices. The first floor provides staff WC's, a staff room and an open plan office space. Additional cellular office and storage space is located within the basement.

Accommodation

The property has the following approximate net internal floor areas:

Ground floor:	1,692 sq ft (157.2 sq m)
First floor:	715 sq ft (66.4 sq m)
Basement:	431 sq ft (40.0 sq m)
Total:	2,838 sq ft (263.6 sq m)

Tenure & Terms

The property is held on a 20 year full repairing and insuring lease expiring 27th April 2026. The lease is available to be assigned or sublet. The lease is contracted within the Landlord and Tenant Act 1954. Alternatively, a new lease may be available from the landlord on terms to be agreed.

Rates

The Valuation Office Agency website indicates that as from April 2023 the Rateable Value is **£47,000**. The rates payable can be obtained from www.gov.uk/correct-your-business-rates which includes a rates payable calculator.

Rent

£46,500 per annum exclusive.

Plant & Equipment

None of the systems or equipment in the property have been tested by us to ensure that they are in working order. Prospective tenants may wish to make their own investigations.

Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of B (44). A full copy of the certificate is available upon request.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

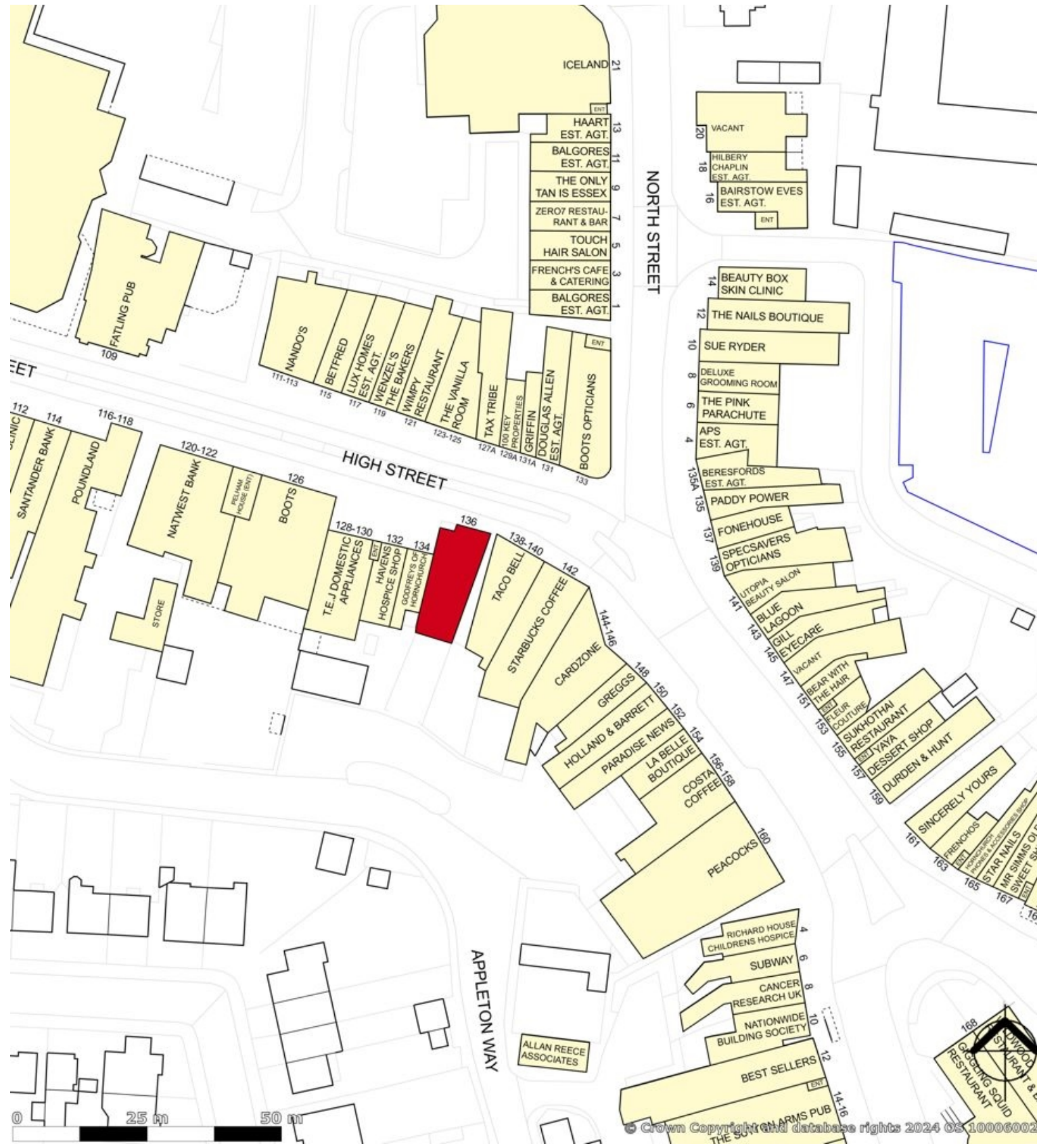
Viewings & Further Information

Ben Common
Roche Chartered Surveyors
 07917 762230
benc@rochecs.co.uk

Adrian Fennell
Roche Chartered Surveyors
 07880 975250
adrianf@rochecs.co.uk

SUBJECT TO CONTRACT

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website www.commercialleasecode.co.uk



Copyright and confidentiality Experian, 2020. © Crown copyright and database rights 2020. OS 100019885.

IMPORTANT NOTICE

Roche Chartered Surveyors for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:
a) The particulars are set out as a general outline only for the guidance of intending purchasers or tenants and do not constitute, nor constitute a part of, an offer or a contract.
b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
c) No person in the employment of Roche Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property