

HORNCHURCH

TO LET/LEASE TO ASSIGN

PROMINENT SHOP UNIT TOTALLING 79.7sqm/858sq.ft



8 NORTH STREET, HORNCHURCH, ESSEX RM11 1QX



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Queens Court, 9-17 Eastern Road, Romford, Essex, RM1 3NH

LOCATION

The subject premises occupy a prominent and convenient trading position in north Street close to its junction with the High Street in Horchurchs popular Shopping Centre.

Immediately behind the shopping parade is an extensive pay and display Car Park.

DESCRIPTION

Well presented lock up shop providing the following approximate dimensions and areas:-

Internal Width 5.056m/16ft 6ins
Total Shop Depth 13.35m/43ft 10ins
Ground Floor Area 79.7sqm/858sq.ft approx.

Plus Kitchen and WC
Rear servicing access and exclusive car parking for up to 4 cars

- Prominent Shop
- Suspended Ceiling
- Spot Lighting
- Tiled Flooring
- Air Con
- Immaculate order
- Exclusive rear parking for up to 4 cars
- 2 Year broadband/free phone calls
- No Vat on rent

TENURE

Held under an existing lease with rent review on 11 July 2019 and then 2 years till lease expiry.

CURRENT RENTAL

£21,000 pax plus Business Rates and Service Charge. No VAT.

PREMIUM

£5,000 stc.

LEGAL COSTS

To be borne by ingoing tenant

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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