

HORNCHURCH

FOR SALE /TO LET

FULLY FITTED AND ESTABLISHED AS A BEAUTY SALON FOR OVER 20 YEARS



202 HIGH STREET, HORNCHURCH, ESSEX RM12 6QP



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LOCATION

The subject shop occupies a prominent and convenient trading position in High Street, Hornchurch within a well established parade of shops.

Prezzo Italian restaurant lies opposite the premises. A variety of local pay and display car parks are within easy walking distance.

DESCRIPTION

Fully fitted and established Beauty Salon
Specialist furniture not included, but maybe available by separate negotiation

The premises comprise Ground Floor Lock Up Shop laid out as front reception area with 3 partitioned treatment rooms, kitchen and WC/Shower Room.

Approximate dimensions and area are as follows:

Internal Width 4.9m/16ft
Shop Depth 11.16m/36ft 7ins
Plus Kitchen and WC/Shower Room

Ground Floor Area 49.9sqm/537sq.ft approx.
Plus rear servicing and forecourt.

- Established as a Beauty Salon for over 20 years.
- Suspended ceiling and spot lighting
- 5 Air conditioning units
- Wood Laminate Flooring
- Excellent order throughout

TENURE

For Sale or To Let

TO LET

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

COMMENCING RENTAL

£16,000 pax
NO BUSINESS RATES

SALE PRICE

Offers in excess of £250,000 Stc

LEGAL COSTS

The ingoing party is to pay a contribution to the Landlords legal costs.

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 sole agent



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EPC

To follow