

ELM PARK

TO LET

PROMINENT RETAIL UNIT

APPROX 85.3sqm/918sq.ft

WITH 1 REAR CAR PARKING SPACE



17 ELM PARADE, ELM PARK AVENUE, ELM PARK, HORNCHURCH RM12 4SA



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

LOCATION

The subject shop is prominently and conveniently located on Elm Park Avenue within the same parade as Tesco Express and Imperial Cancer Research being a short walk from Elm Park District Line Underground Station.

DESCRIPTION

Prominent Retail Unit with one rear car parking space and providing the following approximate dimensions and area.

Frontage/Internal Width 5.657m/18ft 6ins widens to rear to 5.841m/19ft 2ins.

Total Depth 14.871m/48ft 10ins

Ground floor Area
Totals – 83.3sqm/918sq.ft approx..

Plus WC, inclusive of kitchen area and 1 rear car parking spaces.

Rear vehicular service road.

- Prominent Shop
- Same parade as Tesco Express
- Electric Shutters to front and bank
- Part suspended ceiling
- Air conditioned/Heating
- Part Laminate flooring

TENURE

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

COMMENCING RENTAL

£20,000 pax plus Vat and Business Rates

LEGAL COSTS

To be paid by ingoing tenant.

EPC

Attached

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.

Anti Money Laundering

Due to recent changes in the Anti Money Laundering regulation it is now standard procedure to undertake a Personal and Company and general AML checks.

Please note this is taken up for both Landlord/Vendor and Tenant/Purchaser and any other entity that has a relationship with the property.

VIEWING

Strictly by appointments via agent



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