

# HORNCHURCH

# TO LET

**PRIME HIGH STREET SHOP  
TOTTALLING 134.29sqm/1,445sq.ft approx  
FRONTAGE 7.751m/25ft 5ins**



**127a -129a HIGH STREET, HORNCHURCH, ESSEX RM11 1TX**



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## LOCATION

The subject shop occupies a prime high street trading location close to its junction with North Street opposite Barclays Bank and the newly opened Starbucks and within the same parade as Boots Opticians and Douglas Allen State Agents.

## DESCRIPTION

Prime Ground Floor Shop having recently traded as the Post Office and providing the following approximate dimensions and areas:-

Frontage/Internal Width      7.75m/25ft 5ins  
Retail Depth                      10.57/34ft 10ins

Plus rear offices and storage and kitchen and WC.

**Total Ground Floor Area =  
134.29sqm/1,445sq.ft approx**

## TENURE

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

## COMMENCING RENTAL

£39,500 pax plus Business Rates

## LEGAL COSTS

To be paid by incoming 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.**

## 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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