

HORNCHURCH

TO LET

**PRIME SHOP UNIT
TOTTALLING 40.86sqm/440sq.ft APPROX**



131a HIGH STREET, HORNCHURCH, ESSEX RM11 1TX



01708 731200

info@ac-commercial.com

www.andrewcaplincommercial.com

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

LOCATION

The subject shop occupies a prime trading location lying adjacent to Douglas Allen Estate Agents and opposite Barclays Bank and the newly opened Starbucks.

DESCRIPTION

Prime Shop Unit currently operating as a Boots Opticians who will shortly be relocating to 133 High Street.

The shop provided the following approximate dimensions and area:-

Frontage/Internal Width
2.74m/9ft

Total Shop Depth
15.1088m/49ft 6ins

Ground Floor Area
40.86sqm/440sq.ft Approx

- Suspended Ceiling/Spot Lighting
- Air Conditioned (not tested)
- Wood Laminate Floor
- Alarmed
- Electric Wall Mounted Heaters

TENURE

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

COMMENCING RENTAL

£20,000 pax plus Business Rates.

LEGAL COSTS

To be paid 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.

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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Ref: ANDREW CAPLIN

M: 07870 166162

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