

HORNCHURCH

TO LET

**FORMER BEAUTY CLINIC
APPROX 66.69sqm/718sq.ft**



209 STATION LANE, HORNCHURCH, ESSEX RM12 6LL



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LOCATION

The subject shop is located in a prominent and convenient trading position opposite Hornchurch underground station (District Line)

DESCRIPTION

Former Beauty Clinic and fitted out as such although suitable for a variety of other uses, subject to the usual consents.

The shop provides a prominent retail frontage with separate treatment rooms kitchen facility and WC.

In addition there is a small rear enclosed yard which overlooks the railway line.

The Ground Floor extends to 66.6sqm/718sq.ft Approx. with a retail frontage of 5.9m/19ft 4ins

TENURE

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

COMMENCING RENTAL

£15,000 pax plus VAT and Business Rates.

LEGAL COSTS

To be paid by ingoing tenant.

NOTE

The shop has previously trades as a Beauty Clinic for approx. 18 years.

Applicants should verify Use via London Borough of Havering T: 01708 434 343

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 appointment via agent



ANDREW CAPLIN

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