

HORNCHURCH

TO LET

**PRIME RETAIL PREMISES
TOTALLING 141.86sqm/1,527sq.ft APPROX
RETAIL FRONTAGE 9.156m/30ft WITH SHARED REAR ACCESS YARD
AND 2 ALLOCATED CAR PARKING SPACES**



138-140 HIGH STREET, HORNCHURCH, ESSEX RM12 6QX



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



LOCATION

The subject shop occupies a prime retailing position in the High Street adjacent to Barclays Bank and Starbucks virtually opposite Boots Opticians and close to High Street junction with North Street.

DESCRIPTION

Prime retail premises formerly Thomas Cook/Hays Travel although suitable for a variety of Uses subject to the usual consents.

Approximate dimensions & areas are as follows:-

Frontage
9.156m/30ft

Total Shop Depth
21.177m/69ft 5ins

Ground Floor Area
141.86sqm/1,527sq.ft approx.

Shared rear access yard with 2 private Car parking spaces, accessed Via Appleton Way

- Prime Retail Premises
- 30ft Retail Frontage
- New E Class
- Suspended Ceiling
- Air con (not tested)
- Rear Kitchen & Male & Female W.C.'s
- Shared Access Rear Yard with 2 Private Car Parking Spaces

TENURE

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

COMMENCING RENTAL

£48,000 pax plus VAT and Business Rates

LEGAL COSTS

To be paid by the ingoing Tenant

EPC

As 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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