

HORNCHURCH

TO LET

**PROMINENT SHOP UNIT
APPROX 78sqm/840sq.ft
*WITH 2 REAR CAR PARKING SPACES***



176 HIGH STREET, HORNCHURCH, ESSEX RM12



01708 731200

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

LOCATION

The subject premises occupy a prominent and convenient trading position directly opposite Poundstretcher & adjacent to Moss & Coleman Solicitors.

DESCRIPTION

Ground floor lock up shop with rear car parking for 2 cars.

The shop provides the following approximate dimensions & area.

Internal Width	5.061m/16ft 6ins
Shop Depth	15.43m/50ft 6ins
Ground Floor Area	78sqm/840sq.ft approx.

- 2 rear parking spaces
- Rear Servicing
- Suspended Ceiling
- Wood Laminate Flooring
- WC

TENURE

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

COMMENCING RENTAL

£22,500 pax

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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