

HORNCHURCH

TO LET

PROMINENT SHOP TO LET



18a STATION LANE, HORNCHURCH, ESSEX RM12 6NJ



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



LOCATION

The premises are prominently situated between the Sutton Arms and Le Moulin Café.

Retailers in the vicinity include Subway, Nationwide Building Society, Tucker Brothers, and Peacocks.

DESCRIPTION

Ground Floor Shop with rear storage and access, plus parking for one car. Approximate Areas and Dimensions are as follows:-

Gross Frontage	5.02m/16'6"
Internal Width	4.6m/15'1"
Retail Depth	13.41m/44'0"
Sales Area	61.5m/662sq.ft
<u>Storage</u>	<u>27.6sq.m/297sq.ft</u>

Totals **959sq.ft/89sqm**

LEASE

Effectively full repairing and insuring for a term to be agreed subject to 5 yearly upward only rent reviews.

RENT

£25,000 per annum exclusive payable quarterly in advance, plus Vat.

RATES

Applicants are advised to contact Havering Council on 01708 434343, as they will likely benefit from some rates relief.

LEGAL COSTS

Ingoing tenant to bear both parties

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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