

# HORNCHURCH

# TO LET

**CLASS E SHOP WITH REAR EXTERNAL STORE & GARAGE  
TOTALS 74.73sq.m/804 sq.ft approx**



**71 PARK LANE, HORNCHURCH, ESSEX RM11 1BH**



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



## LOCATION

The subject premises occupy a prominent and convenient location in Park Lane situated within a well established local shopping parade serving a densely populated residential neighbourhood.

The premises are situated for easy access into Hornchurch & Romford & St. Marys Primary School is situated at the end of the road.

## DESCRIPTION

Class E Shop with rear external store, small yard and garage with rear service road behind.

Approx areas are as follows:-

Shop	- 46.53sqm/500sq.ft
Rear Ext Store	- 17.9sqm/190sq.ft
Garage	- 10.3sqm/110sq.ft

### Totals

**74.73sqm/804sq.ft approx**

Leading to rear service road

## TENURE

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

## COMMENCING RENTAL

£20,000 pax plus Vat, Business Rates, Service Charge and Building Insurance.

## BUSINESS RATES

Please make your own enquires of LBH T: 01708 434 343 as tenants are likely to benefit from rates relief.

## LEGAL COSTS

To be paid by 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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