

# HORNCHURCH

# LEASE TO ASSIGN

**\*CONFIDENTIALLY AVAILABLE\***  
**PROMINENT SHOP PREMISES**  
**WITH CLASS E USE**  
**APPROX 71.09sqm/765sq.ft**



**11 NORTH STREET, HORNCHURCH, ESSEX RM11 1RL**



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St Georges House, 2-4 Eastern Road, Romford, Essex RM1 3PJ

## LOCATION

The subject shop occupies a prominent and convenient trading position in North Street diagonally opposite its junction with Fentiman Way and within walking distance to the High Street.

The shop lies adjacent to Haart and is opposite Hilbery Chaplin and Bairstow Eves.

## DESCRIPTION

Prominent Ground Floor Shop with Class E Use.

Internal width	5.086m/16ft 8ins
Total Shop Depth	15.018m/49ft 3ins
Ground Floor Area	71.09m <sup>2</sup> /765sq.ft

Kitchen plus Male and Female W.C's.

- Class E Use
- Wall Mounted Aircon Unit
- Carpeted
- Spot Lighting

## NOTE

The current tenants existing business will continue its operations at its primary headquarters located in the same street.

## TENURE

Held under an existing lease due to expire 3 August 2026.

Available for Sub Let or Lease to assign.

## CURRENT RENTAL

£23,500 pax plus Vat, Business Rates, Service Charge and Building Insurance.

## 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.**

## Money Laundering Regulations

**Due to recent money laundering regulations, all Tenants and Purchasers when making an offer on a property will need to provide a copy of their current Passport Photo page and a recent Utility Bill confirming their current address.**

## VIEWING

Strictly by appointments via agent



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