

HORNCHURCH

TO LET

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



71 PARK LANE, HORNCHURCH, ESSEX RM11 1BH



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



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.

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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