

HORNCHURCH

TO LET

**PRIME HIGH STREET E CLASS COMMERCIAL PREMISES
IN AFFLUENT TOWN CENTRE LOCATION
1,868sq.ft / 173.54sqm**



136 HIGH STREET, HORNCHURCH, ESSEX RM12 4UX



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

LOCATION

The property occupies a prime retailing position on the High Street (A124) in Hornchurch adjacent to Taco Bell. Hornchurch is an affluent town in Essex, with it's High Street boasting a plethora of national retailers and eateries, to include but not limited to Taco Bell, Wenzels, Sainsbury's, Nandos, Natwest, Boots, Starbucks and Holland & Barrett, as well as a mix of local/independents.

Hornchurch lies south of the A12 which can be reached within 10 minutes drive subsequently giving access to the M25 (J28). The premises is almost equidistant to Emerson Park, Upminster Bridge and Hornchurch Stations.

ACCOMMODATION

Former Barclays banking hall at ground floor level arranged as a main retail area with two meeting rooms, rear offices and internal access to basement level serving additional ancillary office and storage accommodation as well as a server room and area for utilities.

Approximate areas are as follows in accordance with the RICS Code of Measuring Practice (6th Edition) on a Net Internal Area (NIA) basis:

GROUND FLOOR	1,437sq.ft (133.50sqm)
BASEMENT	431sq.ft (40.04sqm)
TOTAL	1,868sq.ft (173.54sqm)

KEY FEATURES

- Prominent High Street Property
- Excellent Transport Links

LEASE TERMS

The premises is offered on a new Full Repairing and Insuring (FRI) lease for a term to be agreed subject to periodic, upward only rent reviews.

RENT

£50,000 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days.

RATES

Rateable Value	To be re-assessed
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VAT

Value Added Tax may be applicable in respect of this property

SERVICE CHARGE

A Service charge is not applicable in respect of this property.

LEGAL COSTS

Each party to bear their own legal costs.

EPC



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

Identity Checks/AML The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

VIEWING

Strictly by appointments via joint agents



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