

116-118 High Street, Hornchurch RM12 4UH

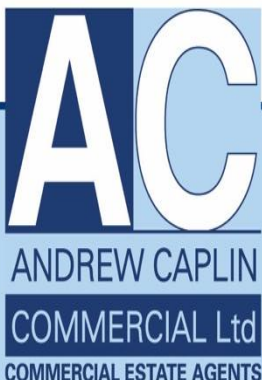


To Let
9,739 sq ft
(904.78 sq m)

- . Prominent High Street Position
- . Opposite Sainsburys Supermarket
- . 10 Minute walk to Underground Station

Rent on Application

Major Former Retail Premises with First Floor Stores and Parking



01708 731200

info@ac-commercial.com

www.andrewcaplincommercial.com

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

Description

The property comprises the former Poundland store which provides a large ground floor retail area, plus first and second floor storage and staff accommodation, WC's etc. The property benefits from additional stores and parking for approximately 10-15 vehicles to the rear.

Location

The property is located in a prominent position within Hornchurch High Street. Adjacent occupiers include Natwest and Santander banks, with Sainsburys and Aldi supermarkets opposite. Hornchurch underground station with links to London via the District Line is a 10 minute walk. The A12, M25 and A13 are within easy reach

Accommodation

The accommodation comprises the following areas measured on a net internal basis

Floor/Unit	Description	sq ft	sq m
Ground	Sales Area	4,812	447.05
1st	Stores	2,615	242.94
1st	Staff Areas	680	63.17
1st	Stores/Formal Flat	553	51.38
2nd	Stores/Formal Flat	267	24.81
Outdoor	Stores	812	75.44
Total		9,739	904.79

Terms

A new full repairing and insuring lease on terms to be agreed.

Rent

Rent upon application.

Planning/Use

Uses falling within Class E.

VAT

Value Added Tax is applicable to the rent.

Legal Costs

Each party to bear their own legal costs.

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 & Further Information

Andrew Caplin Commercial Limited

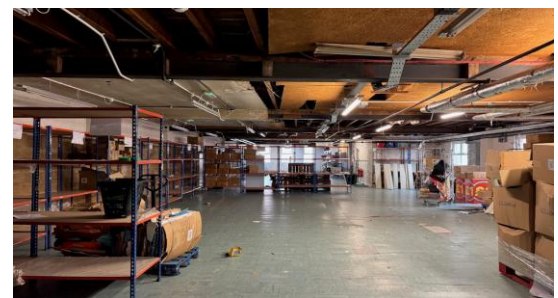
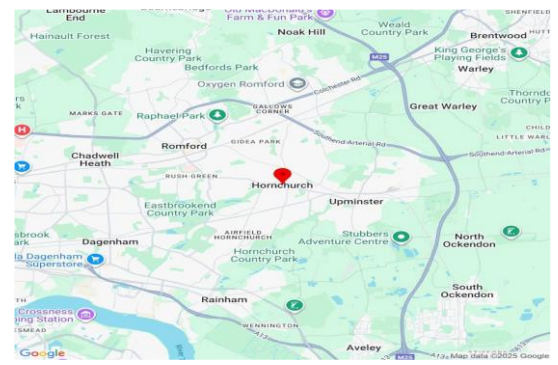
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Mark Mannering

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Summary

Available Size 9,739 sq ft

Rent on application

Rates Payable £54,945 per annum

Rateable Value £99,000

EPC Rating D (79)

Andrew Caplin Commercial conditions under which particulars issued. Andrew Caplin Commercial, for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that: i) The particulars are set out as a general outline for the guidance of intending purchasers or lessors and do not constitute part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) No person in the employment of Andrew Caplin Commercial or any joint agents has any authority to make or give any representation or warranty whatsoever in relation to this property. iv) All rents and prices are quoted exclusive of VAT

