

TO LET

Prominent Shop Unit
Totalling 72.8sqm/784sq.ft approx.

HORNCHURCH

28 Station Lane, Hornchurch,
Essex, RM12 6JR



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

Tel: **01708 731200** ♦ Email: **info@ac-commercial.com**

www.andrewcaplincommercial.com

LOCATION

The subject shop enjoys a very prominent position at the main junction of High Street and Station Lane fronting a very busy visible position in Hornchurch.

The Shop lies adjacent to a Betfred and is diagonally opposite Ask Italian.

DESCRIPTION

Prominent Ground Floor Lock Up Shop Unit with rear external lean to and WC plus small enclosed yard with rear vehicular loading access.

The shop provides the following approximate dimensions and areas:-

Frontage 5.065m/16ft 5ins
Shop Depth 15.549m/51ft
Retail Area 72.8sqm/784sq.ft approx.

Plus rear external lean to and WC leading to small rear enclosed yard with vehicular loading access.

- Prominent Shop
- Suspended ceiling
- Carpeted
- Adjacent BetFred

TENURE

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

COMMENCING RENTAL

£25,000PAX PLUS Vat and Business Rates.

LEGAL COSTS

To be paid by ingoing tenant

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.

Viewing

Strictly by appointment via sole agents



01708 731200

Ref: ANDREW CAPLIN M: 07870 166162

info@ac-commercial.com

www.andrewcaplincommercial.com

EPC

As attached