

# HORNCHURCH

LOCK UP SHOP/GROUND FLOOR OFFICE TO LET



## 75 PARK LANE HORNCHURCH, RM11 1BH



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



## LOCATION

The property is located within an establish parade of shops located between Brentwood Road and Hornchurch Road.

## DESCRIPTION

The property comprises a Ground Floor Lock Up/Ground Floor Office/Shop Unit.

The premises afford the following approximate dimensions and areas:

Shop Width	14ft 10in	4.51m
Shop Depth	23ft 1in	7.02m
Retail Area	339sq.ft	31.50sq.m
Rear Ancillary Area	183sq.ft	17.00sq.m

The Ground Floor is nicely decorated with Modern Shop Front Spot Lighting, Carpeted with Kitchen.

- Modern Shop/Office
- Good Decorative Order
- Glazed Partition
- Electric Shutter

## TERMS

Shop to Let/New Lease

**Subject to status and trading history the prospective tenant may be required to provide a personal guarantee and a minimum of 6 months rent deposit.**

## RENT

£18,000 pax

## VAT

The rent is not subject to Vat.

## BUSINESS RATES

Via London Borough of Havering  
T: 01708 434383

## ADMINISTRATIVE FEE

Upon terms being agreed and prior to Solicitor's being instructed, the prospective tenant/purchaser is to pay an administrative fee of £500 plus VAT to Andrew Caplin Commercial Limited. The fee will cover all associated administrative costs including any referencing fees incurred. In the event that the Landlord or Vendor withdraws from the transaction once solicitors are instructed, 50% of the fee will be refunded.

## EPC

The shop has an EPC rating of E-108.

**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 appointment via agent



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