

NEWBURY PARK ILFORD ESSEX

PROMINENT CLASS E SHOP ADJACENT McDONALDS RESTAURANT AND DRIVE THRU TO LET



**HORNS ROAD CLOSE TO JUNCTION WITH A12 NEWBURY PARK,
ILFORD, ESSEX IG2 6BE**



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



Location

Prominent Class E Shop adjacent to a busy Mc Donalds Restaurant & Drive Thru at Horns Road intersection with the A12 Eastern Avenue

Numerous other large retailers are close by including JD Sports and Aldi.

Description

Class E Shop suitable for a variety of trades and extending to 156.05 sqm/1,680 sq.ft. approx. laid out as mainly open plan plus Kitchen & WC & Rear Roller Shutter Door & 1 Parking Space to the rear also for servicing access.

- Adjacent McDonalds and A12
- Prominent Shop
- Mainly Open Plan
- Window frontage 6.032m/19ft 9ins
- Small return frontage 2.47m/8ft
- Kitchen & WC
- Rear Roller Shutter Door
- 1 Rear Parking Space

Tenure

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

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.

Commencing Rent

£25,000 pax plus Vat, Business Rates, Service Charge and Building Insurance.

Legal Costs

Each party to pay their own legal costs with the ingoing tenants solicitors to provide an abortive legal costs undertaking if they withdraw.

Administrative Fees

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

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 agent



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