

Ref: S26

Double Fronted Lock Up Shop With First Floor Offices TO LET



**200-206 Elm Park Avenue,
Elm Park, Hornchurch,
Essex, RM12 4SD.**

LOCATION: The property is located at the junction with Elm Park Avenue and The Broadway in this mixed user retail prominent retail parade within close proximity to Elm Park's District Line Underground Station. Nearby multiples include Sainsbury's, Costa, Co-op and Greggs. Elm Park is a short drive to Romford's main town centre and the A12 which joins the M25.

DESCRIPTION: The property comprises of a double fronted former grocery shop with a retail area of approximately 1,378 sqft (128 sqm), plus various additional ancillary space and rear access. This shop also benefits from use class E.
This property also includes a large open plan first floor office with a floor area of approximately 2,445 sqft (227 sqm). The first floor is accessed from the front of the property with a separate entrance.
The property is offered To Let upon a new full repairing and insuring lease, the terms of which are to be agreed.

N.B. **It is the responsibility of any interested party to fully clarify exact floor areas, the premises existing planning use and whether their proposed use requires a change in planning permission.**

AMENITIES:

- **DOUBLE FRONTED RETAIL SHOP WITH A1 USE**
- **RETAIL AREA OF APPROX 1,378 SQFT (128 SQM)**
- **FIRST FLOOR SELF CONTAINED OFFICE APPROX 2,445 SQFT (227 SQM)**
- **LADIES/GENTS W.C.**

TERMS: The property is offered To Let upon a new full repairing and insuring lease, the terms of which are to be agreed

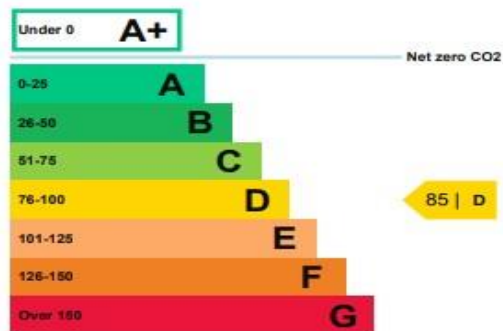
RENT: £55,000 p.a.x.

RATES	Shop	£10,777.50 payable
PAYABLE:	First Floor Office	£ 6,425.00 payable.

EPC RATING:

Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

REFERENCES:

Land Commercial Ltd charges a fee of £200.00 plus VAT at the prevailing rate for taking up references upon the proposed tenants. This fee is non-refundable after references have been taken up, whether or not they are accepted by the Landlord.

ANTI MONEY LAUNDERING

Due to the recent changes in the Anti money laundering regulations, it is now standard procedure to undertake a Personal and Company and general AML checks.

Please note this is taken up for both landlord and tenant and any other entity that as a relationship with the property.

LEGAL COSTS:

To be paid by the ingoing tenant

V.A.T.

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989. We would advise all interested parties to consult their professional advisors as to their liabilities if any, in this direction.

VIEWING:

Strictly by appointment.

LAND COMMERCIAL LTD
020 8498 8080

IT IS THE RESPONSIBILITY OF ANY INTERESTED PARTY TO FULLY CLARIFY FLOOR AREAS, PLANNING USE AND WHETHER THEIR PROPOSED USE IS SUITABLE. THESE MARKETING DETAILS ARE FOR INDICATION PURPOSES ONLY AND COMPLETED BASED UPON THE INFORMATION GIVEN AND ISN'T ALWAYS CORRECT. NO EQUIPMENT OR UTILITIES HAVE BEEN TESTED BY US AND SHOULD BE CHECKED BY THE INTERESTED PARTY PRIOR TO COMPLETION. ALL FEATURES LISTED AT THE TIME OF MARKETING ARE SUBJECT TO CHANGE AND DO NOT FORM PART OF THE CONTRACT.