

**HORNCHURCH**

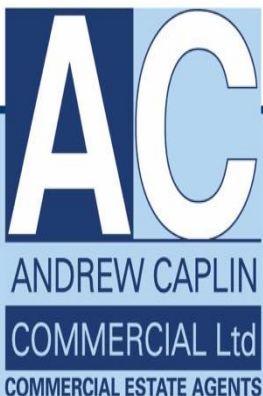
**TO LET**

**\*CONFIDENTIALLY AVAILABLE\***

**PROMINENT SHOP PREMISES WITH E CLASS USE  
APPROX 71.09sqm/765sq.ft**



**11 NORTH STREET, HORNCHURCH, ESSEX RM11 1RL**



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

## Location

The subject shop occupies a prominent and convenient trading position in North Street diagonally opposite its junction with Fentiman Way and within walking distance to the High Street.

The shop lies adjacent to Haart and is opposite Hilbery Chaplin and Bairstow Eves.

## Description

Prominent Ground Floor Shop with Class E Use.

|                   |                               |
|-------------------|-------------------------------|
| Internal width    | 5.086m/16ft 8ins              |
| Total Shop Depth  | 15.018m/49ft 3ins             |
| Ground Floor Area | 71.09m <sup>2</sup> /765sq.ft |

Kitchen plus Male and Female W.C's.

- Class E Use
- Wall Mounted Aircon Unit (not tested)
- Carpeted
- Spot Lighting

## Note

The current tenants existing business will continue its operations at its primary headquarters located in the same street.

## Tenure

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.**

## Commencing Rental

£27,500 pax plus Vat, Business Rates, Service Charge and Building Insurance.

## Legal Costs

To be paid by ingoing tenant.

## EPC

To follow

## 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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