



High Street, Hornchurch, RM12 4UH

£16,000 Per Annum



****GREAT LOCATION FOR A NEW BUSINESS OPPORTUNITY WITH ALLOCATED PARKING AT THE FRONT AND REAR ACCESS, LOCATED IN THE HIGHLY DESIRABLE HORNCHURCH HIGH STREET - WALKING DISTANCE TO HORNCHURCH STATION (DISTRICT LINE) -1144 SqFt (floor plan available)****

OC Commercial would like to offer a fantastic opportunity to take over a office space above a commercial unit, located in the much sought-after Hornchurch High Street. Ideally located within walking distance from local amenities and public transport links, including Hornchurch Station (District Line).

Located on a busy road with heavy footfall.

LEASE TERM: New Full Repairing and Insuring (FRI) lease for a term to be agreed upon, subject to periodic upwards-only rent reviews. (Minimum 5-year lease)

RENT: £16,000 Per Annum (payable quarterly)

DEPOSIT: 3 months

RATES: Small business rates relief upon application to local authority

EPC: TBC

VAT: N/A

SERVICE CHARGE: N/A

PREMIUM/GOODWILL: Open to offers (ask agent for further information)

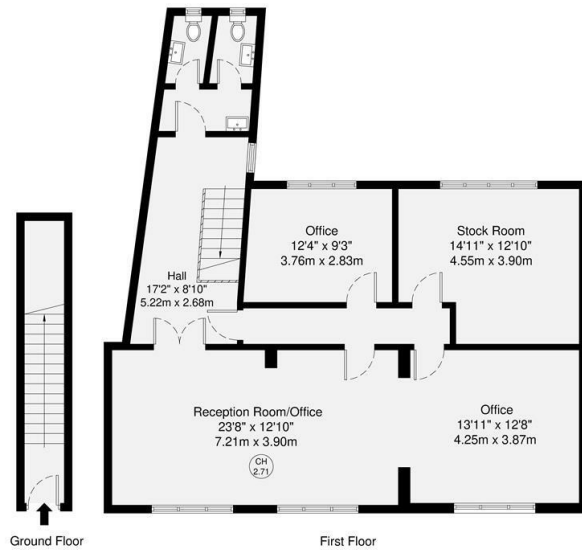
LEGAL COSTS: Tenant to pay their both solicitor's fees

- CLASS E USE
- FIRST FLOOR OFFICE SPACE
- 1104 SqFt
- REFURBISHMENT REQUIRED
- HEAVY FOOTFALL
- WALKING DISTANCE FROM HORNCHURCH STATION (DISTRICT LINE)
- 2 x W/C

Viewing

Please contact our OC Homes Gidea Park Office on 01708989888

if you wish to arrange a viewing appointment for this property or require further information.



GROSS INTERNAL AREA (GIA)
The internal area of the property
106.3 sq m / 1144 sq ft

TOTAL STORAGE SPACE
Storage area within the property
0.0 sq m / 0.0 sq ft

EXTERNAL FEATURES
Garden, Driveway, Terrace, Porch, etc.
0.0 sq m / 0.0 sq ft

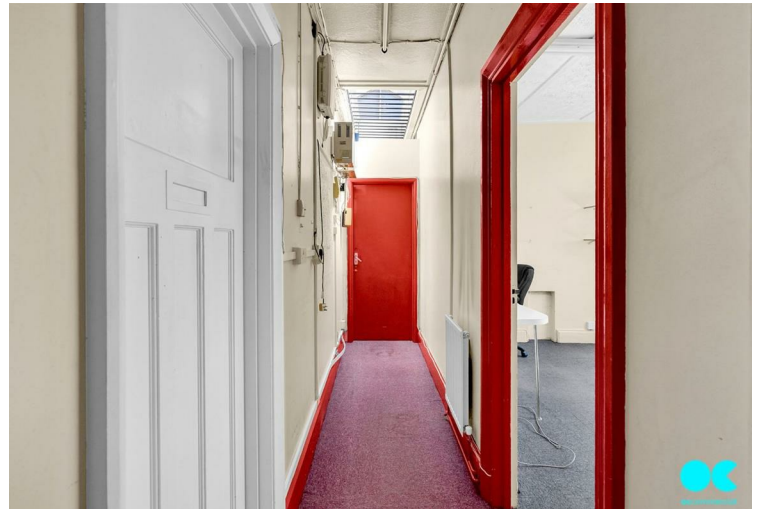
RESTRICTED HEAD HEIGHT
Lower than 2.0m in any part
0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.