

116 - 118 High Street, Hornchurch

RM12 4UT



To Let

9,995 sq ft
(928.57 sq m)

Rent on application

Major Former Retail
Premises & First Floor
Storage

- Prominent High Street Position
- Opposite Sainsburys Supermarket
- 10 Minute Walk to Underground Station

Location

The property is located in a prominent position within Hornchurch High Street. Adjacent occupiers include Natwest and Santander banks, with Sainsburys and Aldi supermarkets opposite. Hornchurch underground station with links to London via the District Line is a 10 minute walk. The A12, M25 and A13 are within easy reach.

Description

The property comprises the former Poundland store which provides a large ground floor retail area, plus first and second floor storage and staff accommodation, WC's etc. The property benefits from parking spaces to the rear for approximately 10-15 vehicles.

Accommodation

The accommodation comprises the following areas measured on a gross internal basis, which are subject to re-measurement:

Description	sq ft	sq m
Ground Floor	6,062	563.18
First Floor	3,684	342.25
Second Floor	249	23.13
Total	9,995	928.56

Terms

A new full repairing and insuring lease on terms to be agreed.

Rent

Rent upon application.

Business Rates

The property has a rateable value of £99,000.

Planning/Use

Uses falling within Class E.

VAT

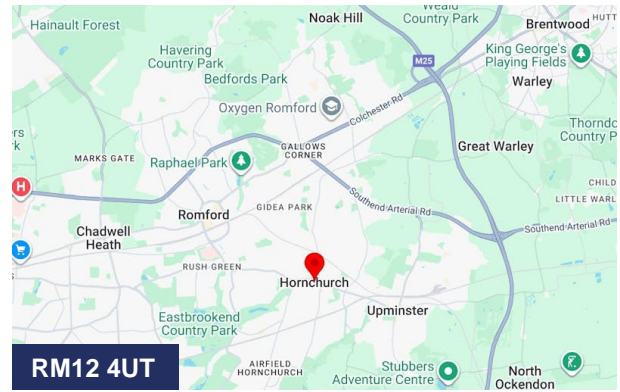
Value Added Tax is applicable to the rent.

Legal Costs

Each party to bear their own legal costs.

AMLR

Prospective tenants are legally required to undertake Anti-Money Laundering checks as part of the application process. This includes providing valid photo identification, proof of address, and immigration status documents for non-UK nationals.



Summary

Available Size	9,995 sq ft
Rent	Rent on application
Rates Payable	£54,945 per annum
Rateable Value	£99,000
EPC Rating	D (79)

Viewing & Further Information

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