

Ref: S13

TO LET Lock Up Shop With Basement



**29 The Broadway, Elm Park,
Hornchurch, Essex,
RM12 4RW.**

LOCATION: The property is located on The Broadway in Elm Park, next to Elm Park's District Line Underground Station, with nearby multiples including Sainsbury's, Co-op and Greggs. Elm Park is a short drive from Hornchurch and also Romford's main town centre and the A12, which joins up to the M25.

DESCRIPTION: The property comprises of a lock up shop that is approximately 667 sqft (61.9 sqm) plus a basement (not measured). The property falls under the use class E (former A1) and could be used as (but not limited to) a café/restaurant, retail, fitness/health centre, creche, office. The property benefits from an electric roller shutter, strip lighting, tiled flooring, W.C, and kitchenette.

This property is offered To Let upon a new 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:

- **SHOP WITH USE CLASS E**
- **667 SQFT (61.9 SQM)**
- **BASEMENT (NOT MEASURED)**
- **KITCHENETTE/W.C.**
- **STRIP LIGHTING**
- **TILED FLOORING**

TERMS: This property is offered To Let upon a new lease, the terms of which are to be agreed.

RENT: £15,000 p.a.x.

RATES PAYABLE: Approximately £4,200 p.a.

EPC RATING: TBC

REFERENCES: Land Commercial Ltd charges a fee of £125.00 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:

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

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.