



TO LET

RETAIL – 8,632 SQ FT
84-86 High Street, Hornchurch, Greater London, RM12 4UH

SHW

**MAKING
PROPERTY
WORK**

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Rent | £70,000 per annum

LOCATION

The premises lie at the western end of the High St and at the junction with Billet Lane, opposite Sainsbury's Supermarket and adjacent to British Heart Foundation and Halifax Bank. Other nearby occupiers include Card Factory, Poundland, Costa Coffee, Boots and Vision Express, as well as a number of High Street banks.

DESCRIPTION

The retail unit is extensive and arranged over ground and first floors. The unit benefits from a loading bay/parking to the rear accessed via Appleton Way. The unit also has a goods lift to the first floor ancillary space.

ACCOMMODATION (GIA)

	SQ FT	SQ M
Ground Floor Retail	3,963	368.16
Ground Floor Ancillary	1,949	181.06
First Floor Ancillary	2,720	252.69

TENURE

The premises are available on a new full repairing and insuring lease.

RENT

£70,000 per annum.

RATES

The property has a rateable value of £81,000.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

An EPC is being prepared and will be available shortly.

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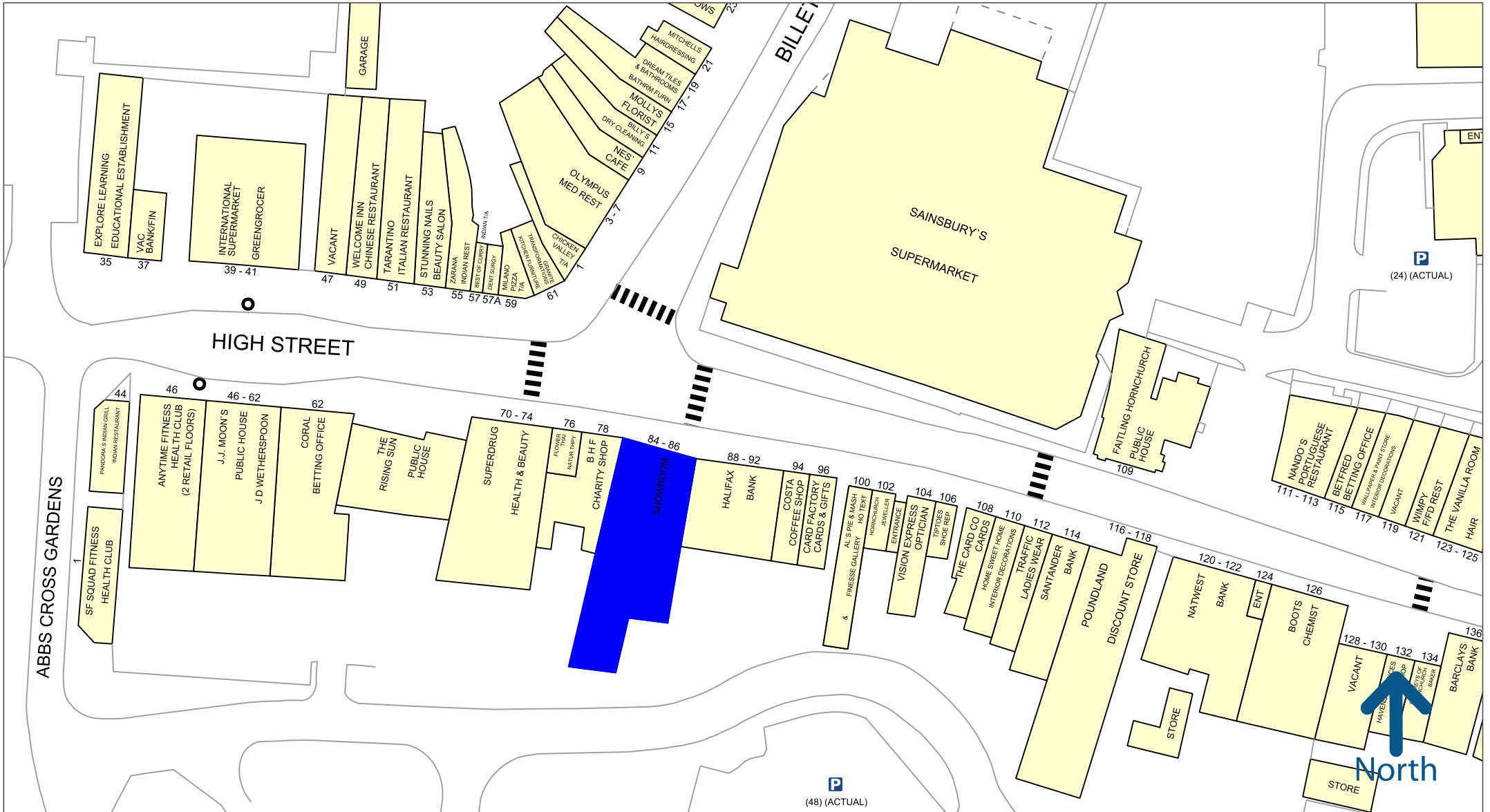
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