

TO LET - PRIME HIGH STREET 'E' CLASS COMMERCIAL PREMISES  
 IN AFFLUENT TOWN CENTRE LOCATION -  
 136 HIGH STREET, HORNCHURCH, ESSEX, RM12 4UX  
 1,868 SQ.FT ( 173.54 M<sup>2</sup> )



### Key Features

- Prominent High Street Property
- Excellent Transport Links

### Viewing

Strictly by prior appointment with sole letting agents Taylor Freeman Kataria

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### Location

The property occupies a prime retailing position on the High Street (A124) in Hornchurch adjacent to Taco Bell. Hornchurch is an affluent town in Essex, with it's High Street boasting a plethora of national retailers and eateries, to include but not limited to Taco Bell, Wenzels, Sainsbury's, Nandos, Natwest, Boots, Starbucks and Holland & Barrett, as well as a mix of local/independents. Hornchurch lies south of the A12 which can be reached within 10 minutes drive subsequently giving access to the M25 (J28). The premises is almost equidistant to Emerson Park, Upminster Bridge and Hornchurch Stations.

### Accommodation

Former Barclays banking hall at ground floor level arranged as a main retail area with two meeting rooms, rear offices and internal access to basement level serving additional ancillary office and storage accommodation as well as a server room and area for utilities.

Approximate areas are as follows in accordance with the RICS Code of Measuring Practice (6th Edition) on a Net Internal Area (NIA) basis:

Ground Floor	1,437 sq.ft ( 133.50 m <sup>2</sup> )
Basement	431 sq.ft ( 40.04 m <sup>2</sup> )
<b>Total</b>	<b>1,868 sq.ft ( 173.54 m<sup>2</sup> )</b>

### Lease Terms

The premises is offered on a new Full Repairing and Insuring (FRI) lease for a term to be agreed subject to periodic, upward only rent reviews.

### Rent

£50,000 per annum exclusive of all outgoing, payable quarterly in advance on the usual quarter days.

### Rates

Rateable Value	To be re-assessed
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### VAT

Value Added Tax may be applicable in respect of this property.

### Service Charge

A Service charge is not applicable in respect of this property.

### Energy Performance Asset Rating

B	◀ 44	This is how energy efficient this building is
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### Legal Costs

Each party to bear their own legal costs.

These particulars are correct to the best of our knowledge but do not constitute an offer or contract. Any figures quoted may be subject to VAT in addition. No warranty is implied in relation to electrical, mechanical or other equipment.