

# ELM PARK

# TO LET

**PROMINENT SHOP PREMISES  
\*DIRECTLY OPPOSITE ELM PARK\*  
UNDERGROUND STATION\***



**33 THE BROADWAY, ELM PARK, HORNCHURCH. ESSEX RM12 4RN**



01708 731200

[info@ac-commercial.com](mailto:info@ac-commercial.com)

[www.andrewcaplincommercial.com](http://www.andrewcaplincommercial.com)

Queens Court, 9-17 Eastern Road, Romford, Essex, RM1 3NH



## LOCATION

The subject shop occupies a prominent and convenient trading position within the popular Broadway directly opposite Elm Park District Line Underground Station.

## DESCRIPTION

Prominent retail shop premises arranged on Ground Lower Ground & Basements Levels.

The shop provides the following approximate dimensions and areas:-

### Shop

Internal Width 5.053m/16ft 6ins  
Shop depth 13.43m/44ft  
Retail Area 61.8sqm/665sq.ft

-Internal stairs down to

### Lower Ground

Totals 55sqm/592sq.ft approx.  
Essentially laid out as storage

-Internal stairs down to

### Basement

Totals 49.65sqm/534sq.ft Approx  
Plus 2 x W.C's & Kitchen area fire escape access to rear service road.

Entire totals 166.45sqm/1792sq.ft Approx

## TENURE

New FRI lease for a term to be agreed with periodic upward only rent reviews.

## COMMENCING RENTAL

£19,950 pax plus Vat & Business Rates

## LEGAL COSTS

To be paid by ingoing tenant

## EPC

See attached

## GDPR

**General Regulations (GDPR) will take effect on 25 May 2018.**

**As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.**

## Anti Money Laundering

**Due to recent changes in the Anti Money Laundering regulation it is now standard procedure to undertake a Personal and Company and general AML checks.**

**Please note this is taken up for both Landlord/Vendor and Tenant/Purchaser and any other entity that has a relationship with the property.**

## VIEWING

Strictly by appointments via agent



**01708 731200**

**Ref: ANDREW CAPLIN**

**M: 07870 166162**

[info@ac-commercial.com](mailto:info@ac-commercial.com)

[www.andrewcaplincommercial.com](http://www.andrewcaplincommercial.com)