



Prominent Retail Unit To Let

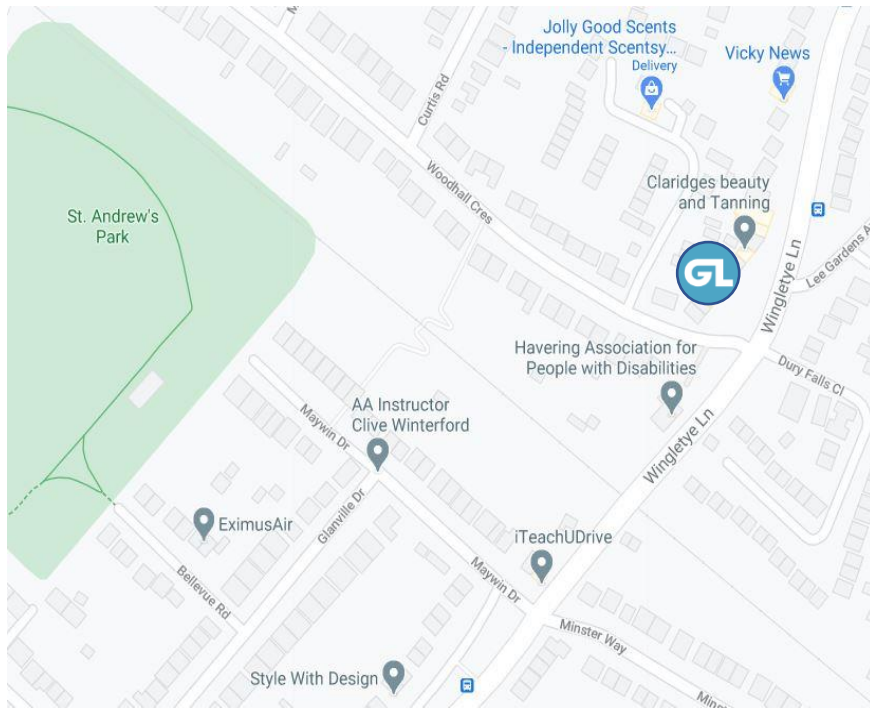
69 Wingletye Lane, Essex, RM11 3AT

642 SQ FT (59.65 SQ M.)

Location: This retail unit is excellently located on Wingletye Lane in Hornchurch, Essex. It is well situated in a shopping area with numerous local traders with a significant residential catchment area including Hornchurch & Emerson Park areas of the London Borough of Havering. Upminster Bridge Underground Station (District Line) Station is only a few minutes walk and there is ample car parking available on the surrounding roads and Woodhall Crescent pay & display car park.

Description: This mid terrace retail unit is in excellent decorative order with LVT flooring & LED lighting currently fitted out with separate rooms.

-  Recently Refurbished
-  Air Conditioning
-  Good Natural Light
-  Integral WC's
-  Separate Rooms
-  Kitchen / Storage



Tenure: Leasehold

Terms: A New Full Repairing & Insuring Lease For A Term Of 10 Years Subject To Rent Review At Five-Year Intervals.

Rental: £15,500 Per Annum.

Rates: Interested Parties Are Advised To Make Their Own Enquiries With The Local Authority. (We Have Been Advised That The Rateable Value Is Circa £5,601 Per Annum & Small Business Rates Relief Should Be Available To Applicable Parties).

Epc: Energy Performance Rating 'E'.

Referencing: A Charge Of £100 + Vat Is Payable For Taking Up References On Behalf Of Proposed Tenants. This Fee Is Non-Refundable After The References Have Been Taken Up, Whether Or Not They Have Been Accepted By The Landlord.

Legal Costs: Each Party Will Be Responsible For Their Own Legal Costs.

Viewing & further information

Strictly by prior appointment

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