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RETAIL PROPERTY



46 High St, Hornchurch, Essex, RM12 4UN

RESTAURANT TO LET

Location

The property is located on the edge of the prime pitch adjacent to **Wetherspoon's** and **Coral Bookmakers**. Other nearby retailers include **Sainsbury's**, **CEX**, **Robert Dyas**, **The Works**, **Peacocks** and **Poundland**.

Accommodation

The property provides the following approximate accommodation:

Floor Area	Sq M	Sq Ft
Ground Floor	375	4,036
First Floor Ancillary	159	1,718

Lease/Sale

The former McDonald's accommodation is held on an FRI lease for a term of years expiring 23/06/2023 at a rental of **£70,000pax** subject to rent review 23/06/2018. A sub-lease is also available with a co-terminus expiry

Rates

We have been informed by the local Rating Authority that the following rateable value applies: -
2017 list - £62,000. Rates payable £30,566.00 per annum
(Rate in £ 49.3 pence 2018/9)

Interested parties are strongly advised to make their own enquiries.

Planning

The premises have A3 consent. Therefore, A1 and A2 uses are available.

Premium

Offers invited

VAT

The property has been elected for VAT purposes.

Energy Performance Certificate (EPC)

Full EPC report and certificate are available on request.

Viewing and Further Information

Viewings strictly by appointment with the sole agent:

Michael Perkins

Perkins Fox
34 South Molton Street
London
W1K 5RG

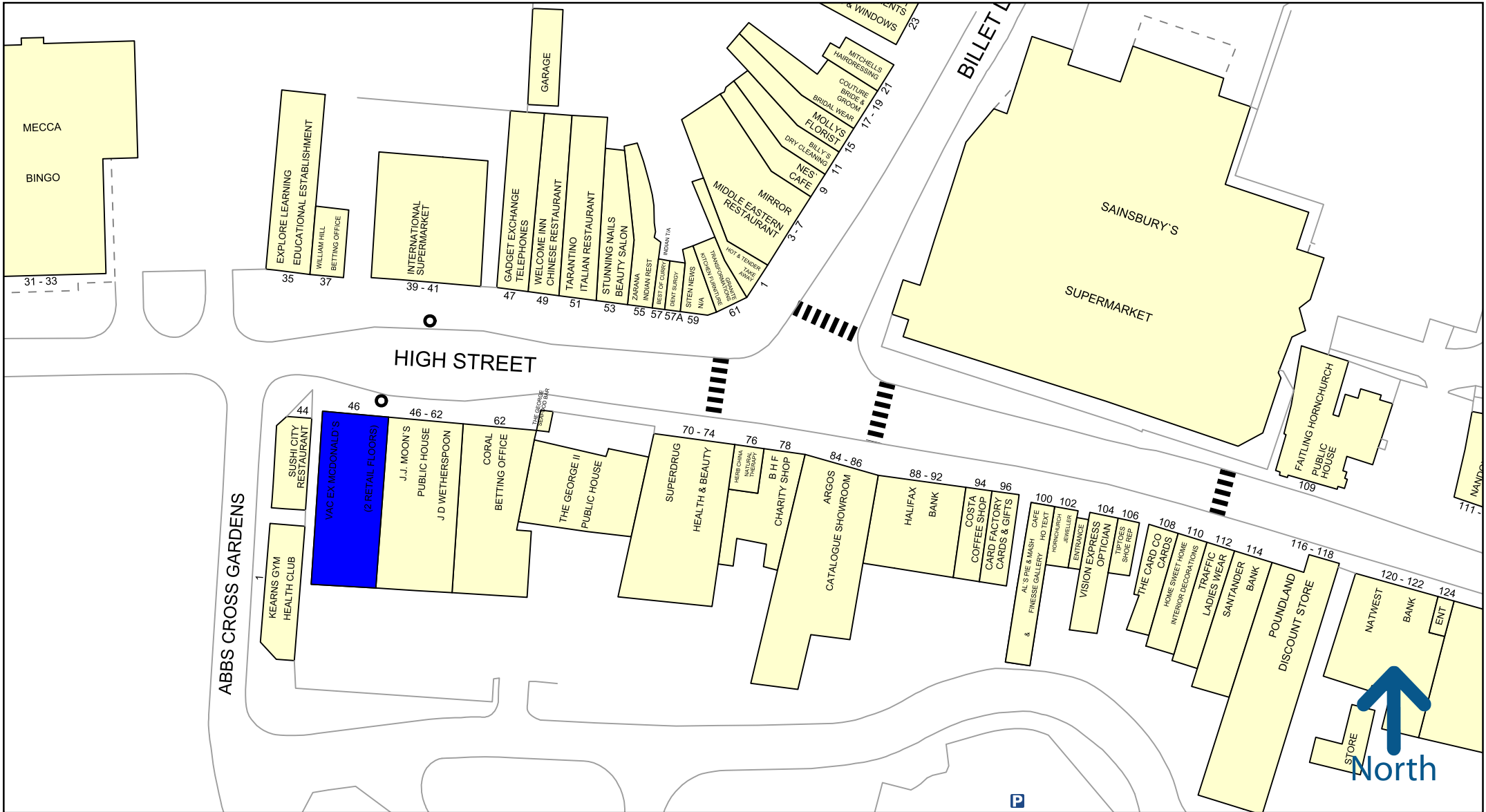
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On the instructions of



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50 metres

Experian Goad Plan Created: 08/01/2018
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