

Basement At Unit 1, Jash House, 27-29 North Street, Hornchurch, Essex, RM11 1RS

3,178 Sq Ft (295.24 Sq M) **Basement To Let with side access**

Basement To Let (Former Yoga Studio)

Key Features

Self Contained Basement To Let	Gents and Ladies Showers/W.C.'s
Parking for 2 cars	Use Class E
3 Phase Power Supply	Air Conditioning



Property Description

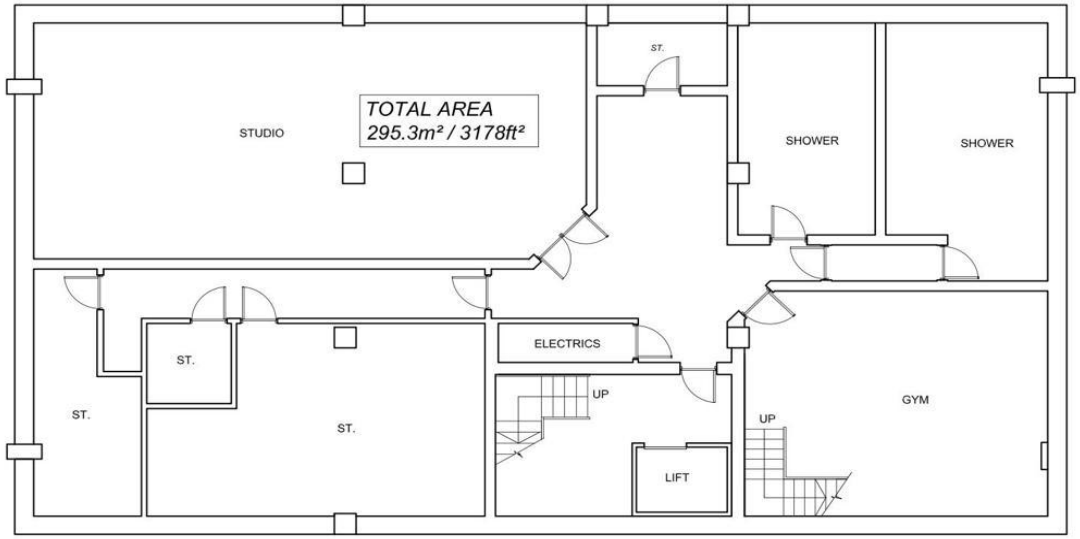
The property comprises of a basement that has been used for many years as a yoga and pilates studio, however this property will be suitable for a variety of different uses within Use Class E. The property benefits from being self contained with it's own entrance. The property has male and female changing rooms, a reception area and parking.

Location

The property is located in this affluent commuter town, fronting North Street and less than 250 metres from High Street, Hornchurch. The property is adjacent to Sainsburys Superstore and other nearby multiples include Iceland, Paddy Power, Specsavers and Starbucks. Emerson Park is the nearest mainline railway station with Hornchurch District Line being the nearest underground station. North Street leads directly via Butts Green and Ardleigh Green Road through to the A127 (Southend Arterial Road) which provides direct access in an easterly direction to the M25 and in a westerly directly through to Gallows Corner and the A12.

Terms

The property is offered To Let on a new full repairing and insuring lease, the terms of which are to be agreed.



BASEMENT FLOOR PLAN
EXISTING

020 8498 8080 • info@landcommercial.co.uk

Rent

£30,000 p.a.x. plus vat

Service Charge

Capped at £2,750 plus vat

Rates Payable

Previously £9,700 p.a. currently not rated

EPC Rating

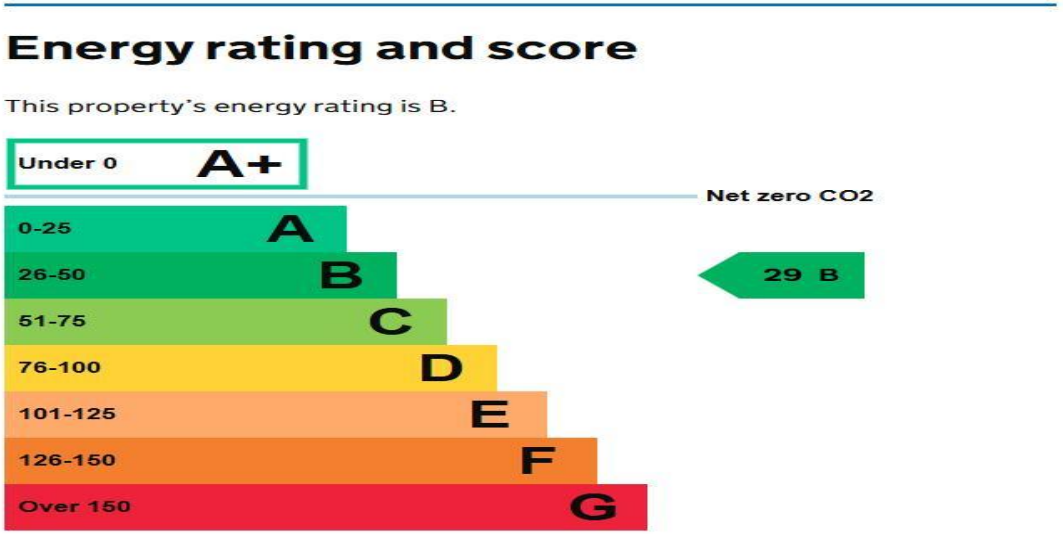
29-B

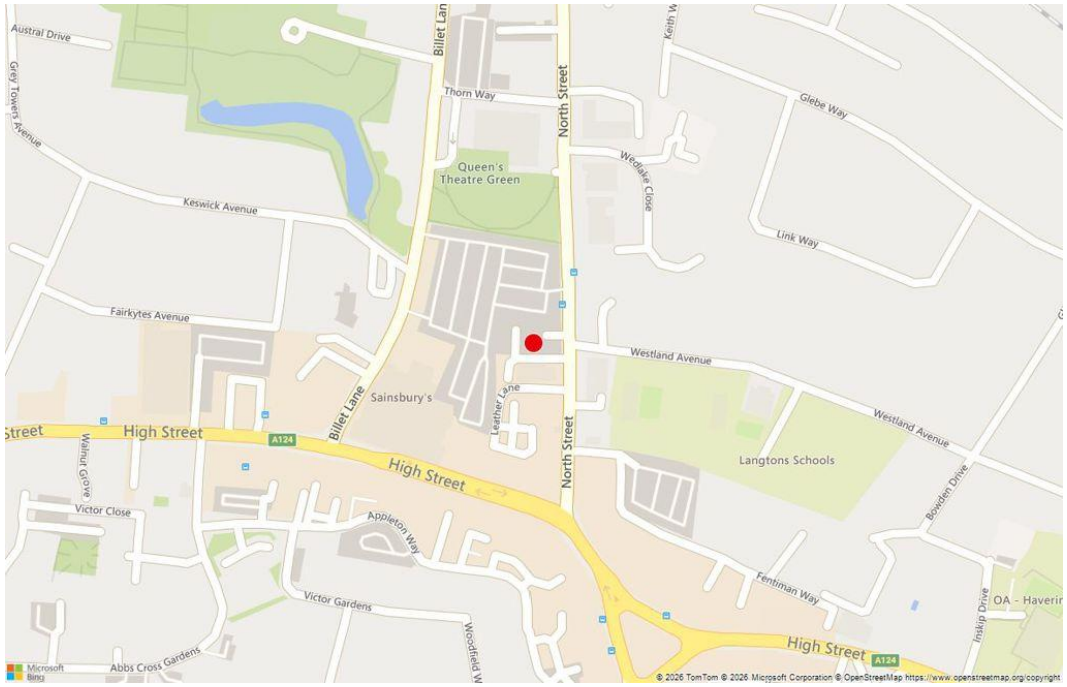
Legal Costs

To be paid by the ingoing tenant

Referencing/ Anti-Money Laundering

Land Commercial Ltd charges a fee of £250.00 plus VAT at the prevailing rate for taking up references/AML checks upon the proposed tenants. This fee is non-refundable whether or not they are accepted by the Landlord.





RICS

LC LAND COMMERCIAL chartered surveyors

The Property Ombudsman

IT IS THE RESPONSIBILITY OF ANY INTERESTED PARTY TO FULLY CLARIFY FLOOR AREAS, PLANNING USE AND WHETHER THEIR PROPOSED USE IS SUITABLE. THESE MARKETING DETAILS ARE FOR INDICATION PURPOSES ONLY AND COMPLETED BASED UPON THE INFORMATION GIVEN AND ISN'T ALWAYS CORRECT. NO EQUIPMENT OR UTILITIES HAVE BEEN TESTED BY US AND SHOULD BE CHECKED BY THE INTERESTED PARTY PRIOR TO COMPLETION. ALL FEATURES LISTED AT THE TIME OF MARKETING ARE SUBJECT TO CHANGE AND DO NOT FORM PART OF THE CONTRACT.