

SMC
Brownill
Vickers

To Let



Ground Floor Retail Premises located in Hornchurch town centre

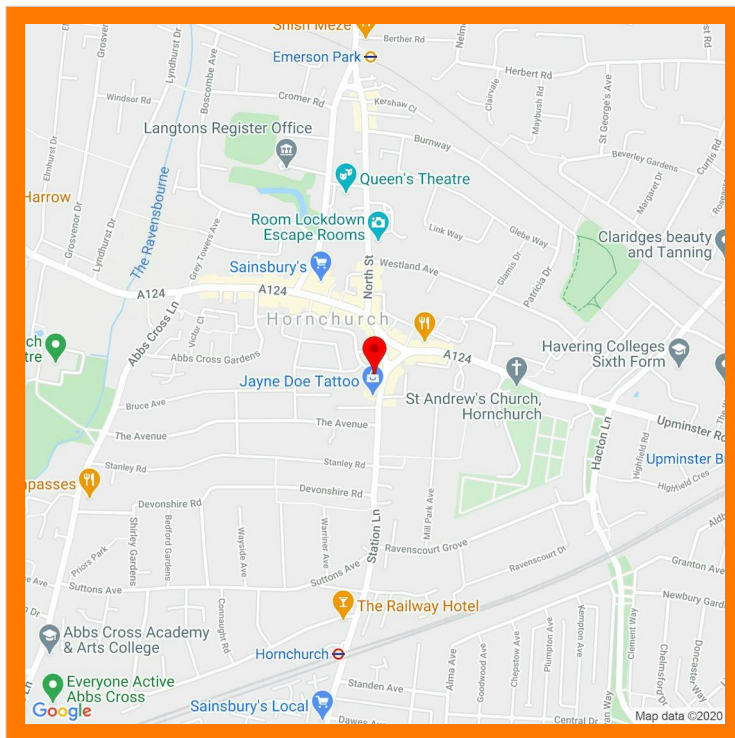
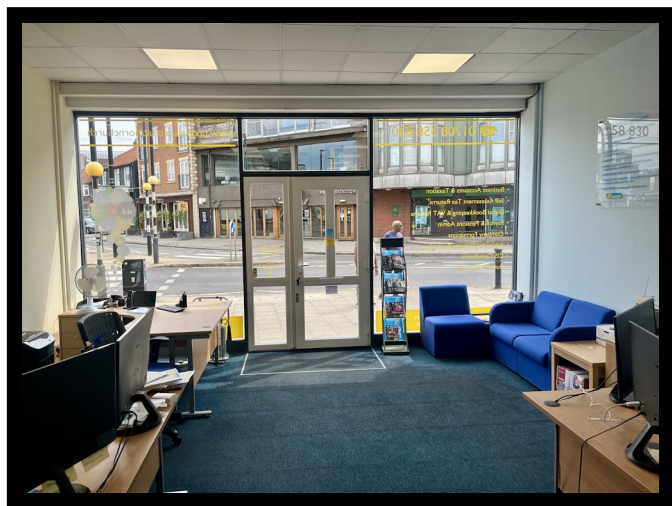
£24,750 per annum

28 Station Lane, Hornchurch, RM12 6JR

01708 973700 | francois.neyerlin@smcbrownillvickers.com

smcbrownillvickers.com

- Very prominent & busy location in Hornchurch town centre
- High pedestrian footfall with good roadside visibility
- Established A1/A2 Retail use with potential for other Class E uses
- Potential for a variety of commercial uses (shop, clinic, dental, medical, office, etc)
- Nearby a number of major national retailers as well as local shops



Description

The property comprises of a ground floor retail / office premises, which include a front sales area which could be suitable for a variety of retail / office uses. To the rear is a kitchenette, storage area and 2 x WCs. The property has most recently been used as an accountants office. The property benefits from loading and delivery access to the rear yard / service area.

Location

The property fronts Station Lane in the heart of Hornchurch town centre, close to the main junction with High Street. This is a very prominent and busy location with excellent passing footfall and road traffic. Hornchurch is located in the heart of Havering and a key link between Upminster and Romford.

Nearby occupiers include Peacocks, Holland & Barrett, PureGym, Subway, Costa, Nandos and numerous other national and local traders. The location benefits from good bus links and there are a number of council car parking located close by.

Rateable Value

From information obtained from the Valuation Office Agency website the demise is rated as follows:

Address: 28 Station Lane, Hornchurch, Essex, RM12 6JR

Description: Shop and premises

Rateable Value: £17,750

Please note the 2025/26 Retail, Hospitality and Leisure Business Rates Relief scheme will provide eligible, occupied, retail, hospitality and leisure properties with a 40% relief, up to a cash cap limit of £110,000 per business. We would advise interested parties to carry out their own checks. More information can be found here: <https://www.gov.uk/apply-for-business-rate-relief/retail-discount>

Lease Terms

The property is available on a new lease on terms to be agreed. Available from January 2026.

Rent

£24,750 per annum. VAT status tbc.

Accommodation

Name	sq ft	sq m
Ground - Sales Area	654	60.76
Ground - Kitchenette	49	4.55
Ground - Storage	103	9.57

Business Rates

Rateable Value of £17,750

Energy Performance Certificate

C (63)

Francois Neyerlin

0114 281 2183

francois.neyerlin@smcbrownillvickers.com

