

SMC
Brownill
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To Let



Small storage / workshop premises with rear yard
in the Collier Row area of Havering

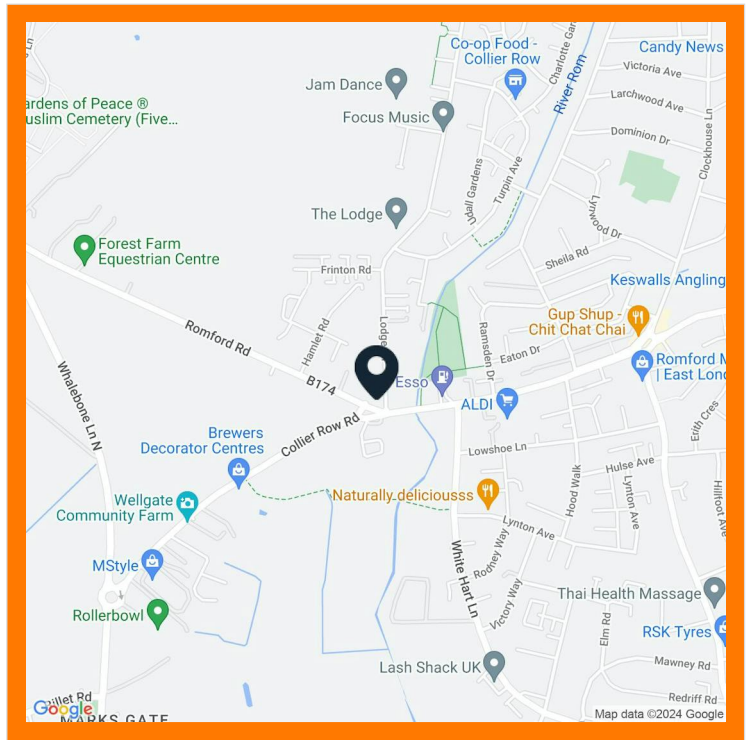
£14,400.00 per annum

4 Hog Hill Road, Collier Row, RM5 2DH

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[smcbrownillvickers.com](https://www.smcbrownillvickers.com)

- Storage workshop of 937 sq ft with rear yard (of 930 sq ft)
- Located in the Collier Row area - close to shops and amenities
- Suitable for a variety of storage uses (not motor trade)
- Available on a new flexible lease
- Should qualify for small business rate relief



Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit	937	87.05
Total	937	87.05

Description

The property comprises a ground floor workshop with access from Hog Hill Road, suitable for storage or light industrial purposes. To the rear is a unsurfaced yard space of approximately 930 sq ft.

Location

The property is located on Hog Hill Road, close to it's junction with Collier Row Road and Lodge Lane in Collier Row. The property is well located for access to Collier Row, Marks Gate, Havering-atte-Bower, Romford, Chigwell, as well as the A12 which provides access to Central London and Essex areas. The main retailing area of Collier Row is approximately 0.5 miles away.

Rating Assessment

Rating assessment is to be re-assessed. We would anticipate small business rates relief would apply.

Rent Deposit

A rent deposit will be held as a bond over the term of the lease.

Rent / Lease Terms

The property is available by way of sub-lease at a rent of £1200 pcm (£14,400 pa). We are informed VAT is NOT payable on the rent. The agreement will not be within the 1954 Landlord & Tenant Act.

Legal Costs

Ingoing tenant to be responsible for the landlord's legal costs (£450)

Business Rates

Further information is available upon request.

Energy Performance Certificate

Upon Enquiry

Viewing

Viewing is by prior appointment only. Please contact our agents for further information

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