



CLARKE
HILLYER
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

£18,000 PER ANNUM

- Ground floor lock-up shop
- Suitable for a variety of occupiers
- Includes forecourt parking
- New lease

3 HAROLD COURT ROAD, ROMFORD, ESSEX, RM3 0AE



Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.

CONTACT: 020 8501 9220
loughton@clarkehillyer.co.uk
www.clarkehillyer.co.uk

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Location

This shop is situated on Harold Court Road in Harold Wood, Essex, within a predominantly residential area. Both the A12 and M25 are accessible from the premises and the area is served by local buses. Harold Wood Station is less than 1.2 miles away and is on the Elizabeth Line which provides access into Central London and the surrounding areas.

Description

Comprising a ground floor lock-up shop most recently used as a jewellers. In front of the shop is a forecourt which is used for parking. The property benefits from an electric roller shutter, kitchenette, LED spotlights and toilet facilities. The premises would be suitable for a variety of uses and are more particularly described as follows:

Sales Area: 438 sq ft (40.7 sq m).

Toilet facilities included.

Forecourt parking.

All measurements quoted are approximate only.

Terms

The premises are available by way of a new full repairing and insuring lease, on terms to be agreed, at a rent of £18,000 per annum.

Business Rates

Havering Council have advised us of the following business rates:

2023 Rateable Value: £10,250

2024/25 UBR: £0.499p

2024/25 Rates Payable: £5,114.75

Tenants may benefit from Small Business Relief and are advised to ascertain current rate liability from the Local Authority.

Legal Costs

To be met by the incoming Tenant.

Viewings

Strictly via sole agents Clarke Hillyer, tel 0208 502 8911.

EPC

An Energy Performance Certificate has been ordered and will be available in due course.





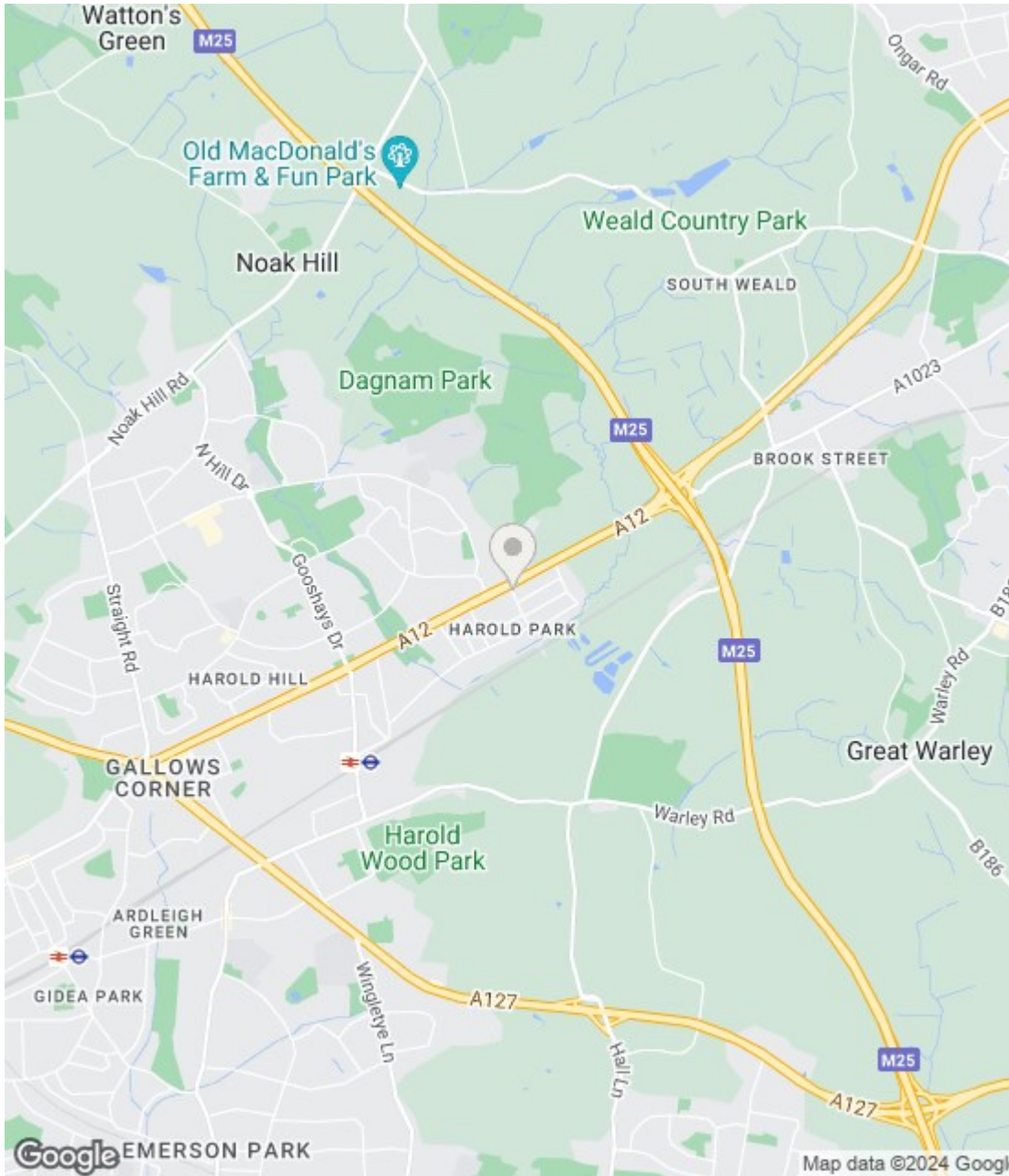
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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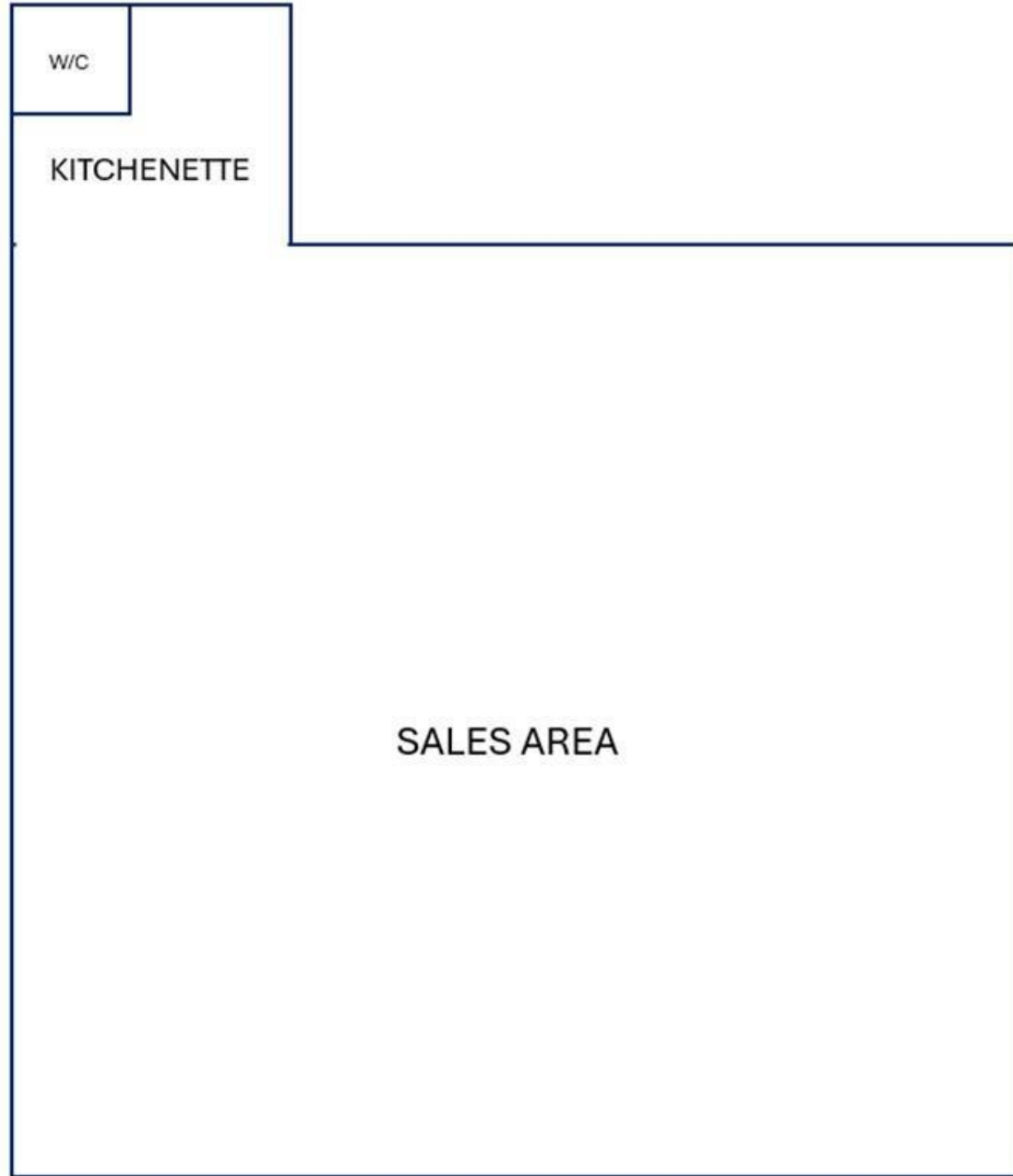
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