

INCORPORATING...

brian **dadd** commercial

TO LET

£10,000 PER ANNUM

- Ground floor lock up shop
- Approx 224 sq ft
- Possible small business rates relief
- Suitable for a variety of occupiers
- New lease

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

5C TUDOR COURT, 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.

Location

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 tattoo studio. The property benefits from a roller shutter, kitchenette, LED spotlights and toilet facilities. The premises would suit a variety of occupiers and are more particularly described as follows:

Sales Area: 224 sq ft (20.81 sqm).

Toilet facilities included.

All measurements quoted are approximate only.

Terms

Available by way of a new full, repairing and insuring lease for a term to be agreed, at a rent of £10,000 per annum.

Business Rates

Havering Council have advised us of the following:

2026 Rateable Value: £5,500
2026/27 UBR: £0.382p
2026/27 Rates Payable: £2,101

Interested parties may benefit from Small Business Relief and are advised to contact the local authority to ascertain current rate liability.

Legal Fees

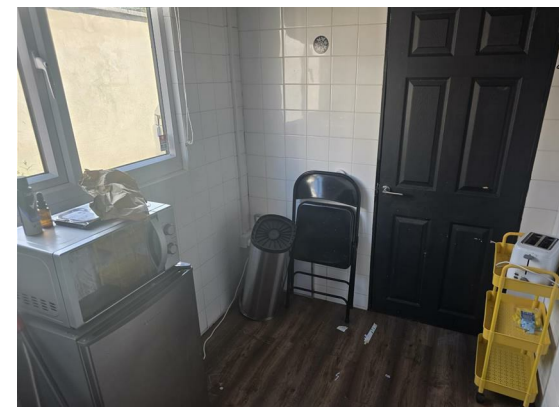
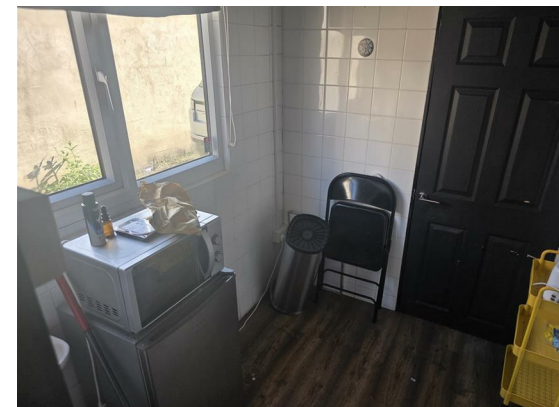
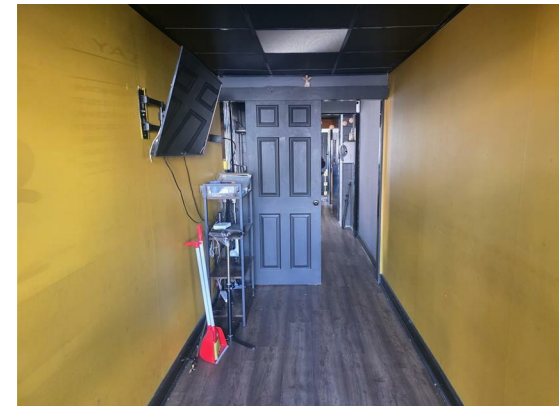
To be met by the ingoing tenant.

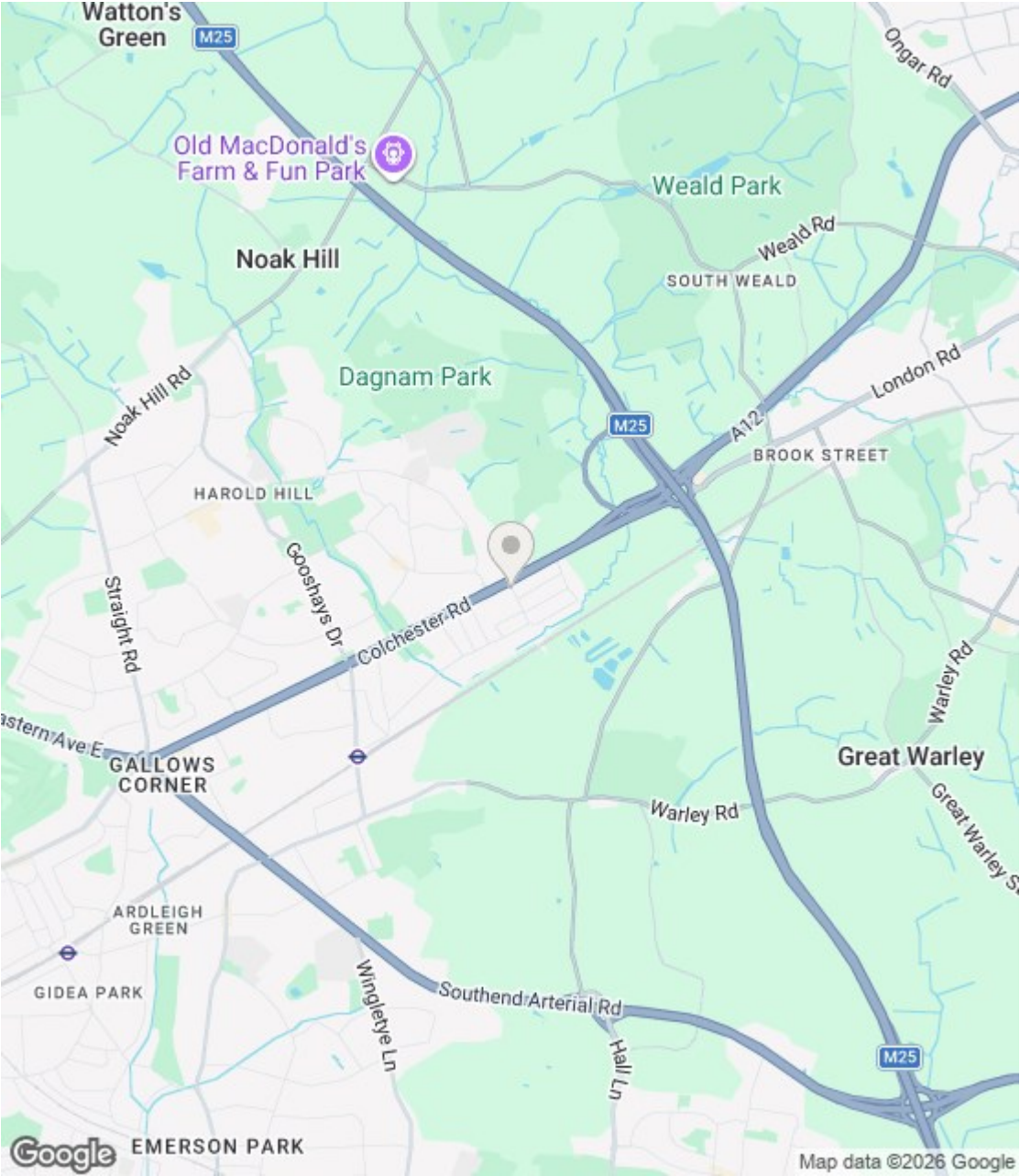
Viewings

Strictly via sole agents, Clarke Hillyer, on 0208 501 9220.

EPC

To be commissioned.





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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