

To Let

Lock up shop with rear servicing

9 Camborne Avenue, Harold Hill, Romford RM3 8RH

Location

The property is located on Camborne Avenue, close to Faringdon Avenue, within a secondary parade of 8 shops serving a densely populated residential and commercial area.

Accommodation

The property comprises a lock up shop with rear access/servicing accessed by way of a rear service road. The unit benefits from full height window frontage, suspended ceiling and an electrically operated security shutter.

The premises afford the following approximate dimensions and areas:

Net Frontage:	15ft 11in	4.85m
Shop Width:	17ft 3in	5.26m
Shop Depth:	37ft 0in	11.29m
Retail Sales Area:	630 sq.ft.	58.53 sq.m.
Rear Storage/Office:	35 sq.ft.	3.21 sq.m.

WC

Terms

The premises are offered on a new full repairing and insuring lease at a rental of **£9,000 per annum** exclusive of rates and other outgoings.

Business Rates

The property has been assessed as having a Rateable Value of £6,500. Interested parties applying and qualifying for Small Business Rate Relief should be exempt from paying business rates. Interested parties should verify the above by contacting the Business Rates Department of the London Borough of Havering.



EPC

The property has been assessed as having an energy efficiency rating of D- 87.

Viewing

By prior appointment with Hilbery Chaplin 01708 745 000.

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