

PRIME CLASS E
OPPORTUNITY
HAROLD HILL
192 HILLDENE AVENUE



Description

Harold Hill is a suburb of East London. It is located northeast of Romford. The closest train station is Harold Wood which the Elizabeth Line operates from, which connects central London to Shenfield.

The subject property is located within the ground floor retail of a residential block. Retailers within the accommodation include **Co-op Food, Iceland, Card Factory** and a number of independent retailers.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged over ground and basement floors, comprising the following areas and dimensions:

Ground Floor	2,036 sq. ft.	(189.15 sq. m)
Basement	348 sq. ft.	(32.33 sq. m)
Total	2,384 sq. ft.	(221.48 sq. m)

Lease

The premises are available, by way of an assignment of the existing lease expiring 26 July 2027. Alternatively, a new sublease may be available for a term to be agreed.

Rent

£47,750

Per annum exclusive.

Subject to Contract

Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£ 44,750
UBR (23/24)	0.499p

All parties are to advised to make their own enquiries to the relevant authority.

EPC

The property has an EPC rating of C 59. A full report is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

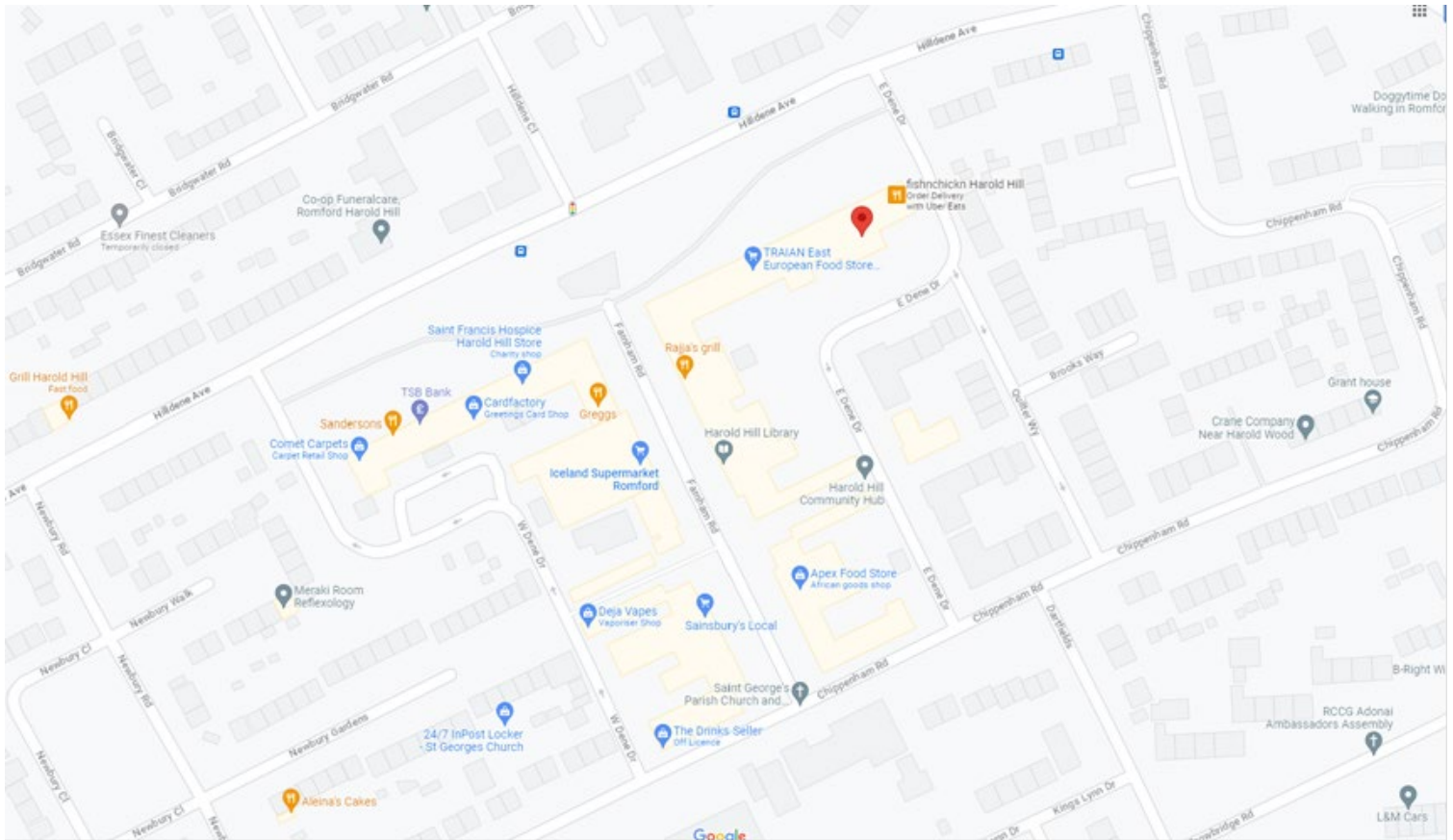
Strictly via appointment through sole agents, **Green & Partners**, contacting:

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