

FOR SALE

Commercial Investment

Rent Passing £48,000 per annum exclusive

(Scope for Uplift)

6,939 SqFt (644.63 SqM)

UNIT 2, CONQUEROR COURT

Spilsby Road, Harold Hill, Romford, Essex RM3 8SB



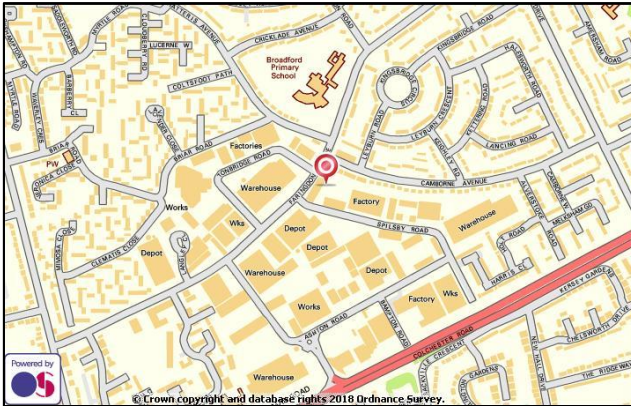
- Two storey business unit measuring 6,939 sq ft
- 10 year lease expiring 3 July 2024

- Upcoming rent review 3 July 2019
- Scope for rental uplift

KEMSLEY LLP
PROPERTY CONSULTANTS

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www.kemsley.com



LOCATION

The property is situated on Conqueror Court which forms part of the popular Harold Hill Industrial Estate laying just north of the A12. The area has excellent road links, being approximately 0.25 miles from Gallows Corner intersection of the A127 and 2 miles from the M25 at Junction 28.

DESCRIPTION

The property comprises a two storey business unit providing first floor office accommodation and ground floor warehousing with a maximum eaves height of 4.5 metres. The storage area is accessed via a roller shutter door to the front. Externally, the property benefits from 13 allocated car parking spaces.

ACCOMMODATION

Ground Floor	3,469 sq ft / 322.3 m ²
First Floor	3,469 sq ft / 322.3 m ²
Total	6,938 SqFt / 644.63 SqM

The above floor areas are approximate and have been measured on a gross internal basis.

TENURE

The property is held and will be sold on a long leasehold basis dated 15 December 1994 for a period of 999 years at a peppercorn rent.

TENANCY

The property is let to HCF Contract Furniture Limited on a 10 year lease expiring 3 July 2024. The rent passing is £48,000 per annum exclusive with an upcoming rent review on 3 July 2019. The lease is outside the security of tenure provisions of the Landlord and Tenant Act 1954, as amended.

According to Experian, HCF Contract Furniture Limited are scored at 86, "low risk".

EPC

The property has a rating of Band C.

PRICE

£950,000

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

Further information available on request.

SERVICE CHARGE

A service charge is applicable. Further details on application.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

CONSUMER PROTECTION REGULATIONS

It is recommended that applicants seek independent professional advice in relation to the acquisition of this property. Further information is available from the Useful Links page on our website.

CONTACT

Strictly by appointment via sole agents

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