

3 EAST WALK, HARLOW, ESSEX, CM20 1JH

SHOP TO LET WITH A5 CONSENT

973 sq.ft (90.39 m²)



Location

The premises are situated in the town centre between British Heart Foundation and Broad Walk Dental Practice. Traders close by include Ernest Jones, Virgin Media, Holland & Barrett, Primark, Body Shop and CEX.

Accommodation

Ground floor shop with rear access and first floor storage. Areas and dimensions as provided by Murphy Asset Services are as follows:

Gross frontage	19'5" (5.92 m)
Internal width	18'8" (5.69 m)
Retail depth	54'9" (16.69 m)
Sales area	973 sq.ft (90.39 m ²)
First floor	716 sq.ft (66.52 m ²)

Terms

Effectively full repairing and insuring for a term to be agreed subject to five yearly upward only rent reviews. The lease to also include a landlord's break clause at the 9th July 2023, operable by a minimum of 3 months notice.

Rent

£22,500 per annum exclusive of VAT, business rates, service charge and all other outgoings. Rent is payable quarterly in advance on the usual quarter days.

Service Charge

£3570 for the year of 2018

Rates

Rateable Value	£19,250
UBR (2018/2019)	48p
Rates Payable	£9240

Interested parties are advised to verify these figures with Harlow Council on 01279 446655

Energy Performance Asset Rating

D 76-100	80 This is how energy efficient this building is
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Legal Costs

Each party to bear their own.

VAT

All rents and prices stated are subject to Value Added Tax.

Viewing & Further Information

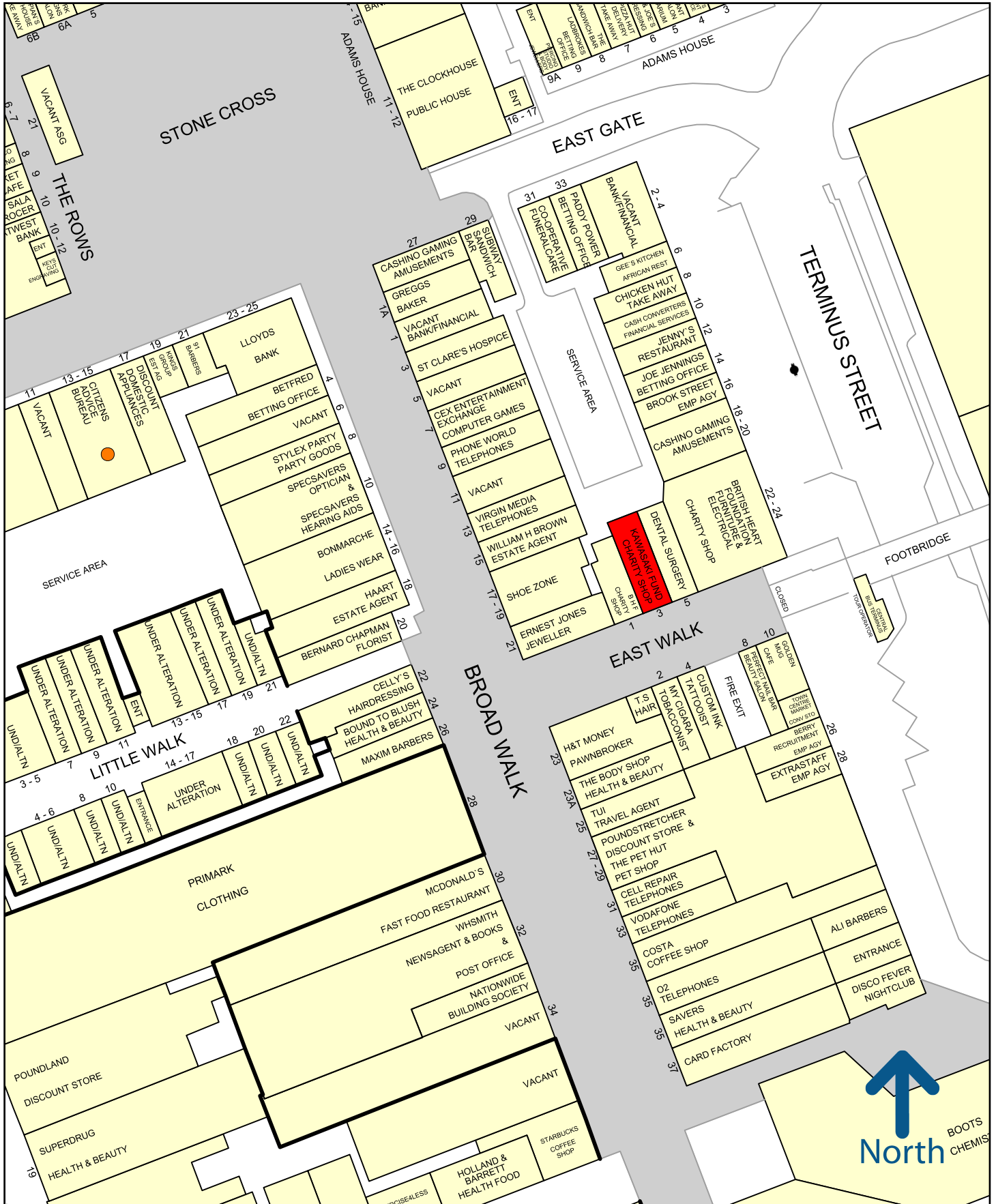
By appointment with joint agents.

Contact:

Mark Mannering of Mass & Co
mark.mannering@massandco.com

Or

Paul Moody of Sanderson Weatherall
020 7851 2129 or email: paul.moody@sw.co.uk



Experian Goad Plan Created: 21/11/2018
Created By: Mass and Co

