

# 01277 201300

Mass & Co Chartered Surveyors and Property Consultants 25 High Street, Brentwood, Essex. CM14 4RG

www.massandco.com

# **3 EAST WALK, HARLOW, ESSEX, CM20 1JH**

# SHOP TO LET WITH A5 CONSENT 973 sq.ft (90.39 m<sup>2</sup>)



## 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 <sup>2</sup> )
First floor	716 sq.ft ( 66.52 m <sup>2</sup> )

#### 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

# 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

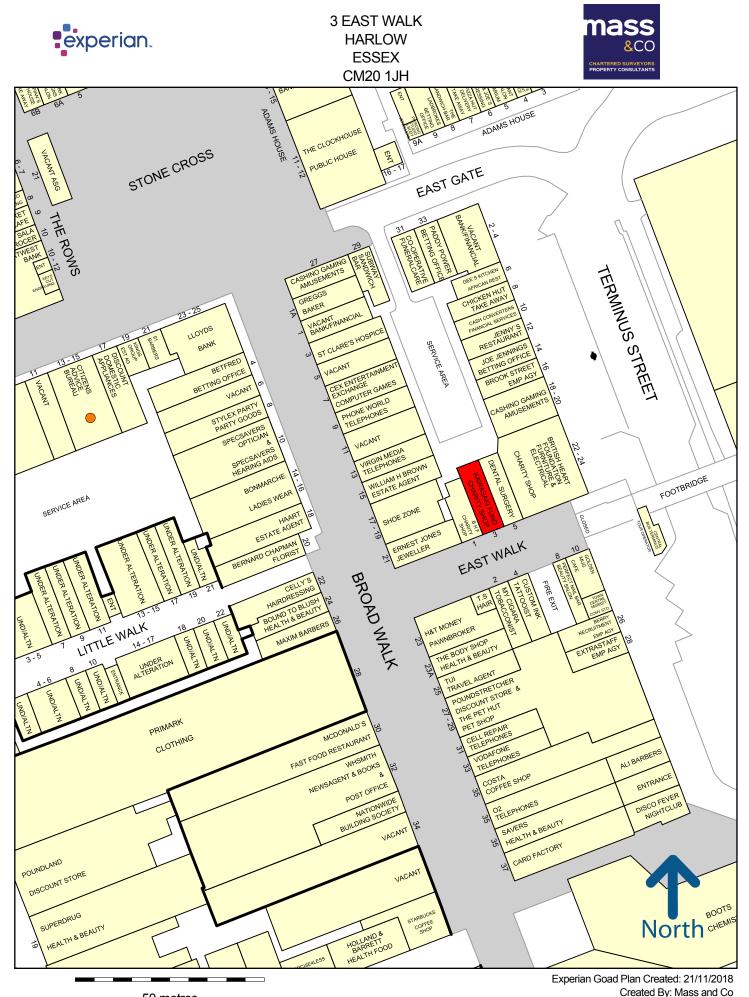
Paul Moody of Sanderson Weatherall

020 7851 2129 or email: paul.moody@sw.co.uk

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<sup>50</sup> metres

Map data

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