

SHOP TO LET

CM20 1XR

UNIT 31 HARVEY CENTRE, HARLOW



**NEW 6-SCREEN
CINEWORLD NOW
OPEN WITHIN THE
CENTRE**

**NEARBY RETAILERS
INCLUDE
DEICHMANN
SHOES, YOURS,
PRIMARK & THE
RECENTLY OPENED
ENTERTAINER**

LOCATION

This unit is located in between **Linzi Shoes** and **Choices Ladies Wear** opposite **BB's Café** in the prime ground floor mall at the heart of the Harvey Shopping Centre. Other nearby retailers include **Primark, HMV, Tesco** and **Wilkos**.

The Harvey Centre has recently undergone a major redevelopment to the first floor with a new 6 screen cinema and restaurants, providing a new vibrant Town Centre leisure offering.

ACCOMMODATION

The premises comprise the following approximate dimensions and net internal floor areas:-

Gross Frontage	5.64 m	18 ft 6 in
Net Frontage	5.54 m	18 ft 2 in
Internal Width	5.50 m	18 ft
Shop Depth	31.00 m	101 ft 8 in
Ground Floor Sales	163.40 sq m	1,758 sq ft

LEASE TERMS

A new effective full repairing and insuring lease is available for a term to be agreed.

RENT

£50,000 per annum exclusive

SERVICE CHARGE

The current service charge estimate is £14,880 per annum.

BUSINESS RATES

Rateable Value £37,250

UBR (2018/19) 48.0p

Rates payable may be subject to transitional relief. Interested parties are advised to make their own enquiries to the local authority, 01279 446655.

ENERGY PERFORMANCE CERTIFICATE

The property has been rated within Band D. A copy of the Report is available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs.

SUBJECT TO CONTRACT JANUARY 2019

For further information or to arrange a viewing, please contact:

Brasier Freeth
020 3828 8530

Archie Morriss
archie.morriss@gcw.co.uk
020 7647 4822

Chris Hovington
chris.hovington@gcw.co.uk
020 7647 4805

UNIT 31 HARVEY CENTRE, HARLOW

The floor plan illustrates the layout of the Harvey Centre in Harlow. Key features include:

- Unit 31:** Highlighted in red, located at the intersection of West Walk and Broad Walk Mall.
- Surrounding Units:**
 - Primark Clothing:** Large unit to the north of Unit 31.
 - McDonald's Fast Food Restaurant:** To the east of Primark.
 - Poundland Discount Store:** To the south of McDonald's.
 - Superdrug Health & Beauty:** To the west of Poundland.
 - Deichmann Shoes:** To the west of Superdrug.
 - Mens Wear Blue Inc:** To the south of Deichmann.
 - Choice Discount Ladies & Mens Wear:** To the east of Unit 31.
 - The Playhouse Theatre:** To the south of Unit 31.
 - Place of Worship:** To the west of The Playhouse.
- Streets:** West Walk, Little Walk, Broad Walk Mall, and Service Area.
- Other Landmarks:** Gatehouse South, Gate House, Entrance, and a North arrow pointing upwards.

0207 408 0030