

Harvey Shopping Centre

HARLOW



Unit H1 to let

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LOCATION

This unit is located at the entrance to the Harvey Shopping Centre adjacent to **F Hinds** and **Papa Cappuccino**. Other nearby retailers include **Peacocks**, **Starbucks** and **Holland & Barrett**.

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	11.98 m	39 ft 4 in
Net Frontage	11.68 m	38 ft 4 in
Internal Width	11.68 m	38 ft 4 in
Shop Depth	17.87 m	58 ft 4 in
Ground Floor Sales	189.52 m ²	2,040 sq ft

LEASE TERM

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

RENT

£45,000 per annum exclusive.

SERVICE CHARGE

The current service charge estimate is £17,182 per annum.

BUSINESS RATES

Unit to be reassessed following completion of landlord's reconfiguration works.

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

Unit to be assessed on completion of landlord works.

LEGAL COSTS

Each party to be responsible for their own legal costs.

SUBJECT TO CONTRACT APRIL 2019

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