

## LONG LEASEHOLD FOR SALE

HARLOW

1 STONE CROSS,

CM20 1AA

## OFFERS INVITED



LOCATION

Harlow is located approximately 20 miles north of Central London with access to Junction 7 of the M11 motorway some two miles to the east.

The subject property is situated in Harlow Town Centre on Stone Cross and Post Office Walk abutting on to the Stone Cross Market.

The property occupies a prominent location on the square opposite the main retail parade and is in close proximity to the Water Gardens and Harvey Centre shopping precincts.

Other occupiers nearby include a number of independent restaurants, shops and cafes as well as well-known national chains such as Greggs and Costa.

DEVELOPMENT

The property is suitable for refurbishment and reconfiguration

**ACCOMODATION** 

The property comprises a former post office retail unit of steel frame construction with curtain walling and steel roller shutter doors. The property has significant frontage on Post Office Walk and Stone Cross Market.

The unit comprises the following approximate floor areas:

**AREAS** 

Sales Area	2,680 sq ft	249 sq m
Ancillary	1,335 sq. ft	124 sq. m
Total	4,015 sq. ft	373 sq. m

**PLANNING** 

The property is not within a conservation area and is not listed.

**TENURE** 

The property is held by way of a Long Leasehold for 999 years commencing 31st March 2013.

Misrepresentation Act 1967: BNP Paribas Real Estate Advisory & Property Management UK Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that:

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## Real Estate for a changing world

TERMS / OFFERS Offers invited.

**RATES** We understand the premises are assessed for rates as follows:

Description Rateable Value Rates Payable

Post Office & Premises £8,978 £4,300

The property will need to be re-assessed following split works. Interested parties are advised to

make their own enquiries with the Rating Department of the Local Authority.

EPC An EPC is available on request

**LEGAL COSTS** Each party to be responsible for their own legal costs.

**VIEWING** Further information is available, as well as arrangements for viewing, which will be strictly by

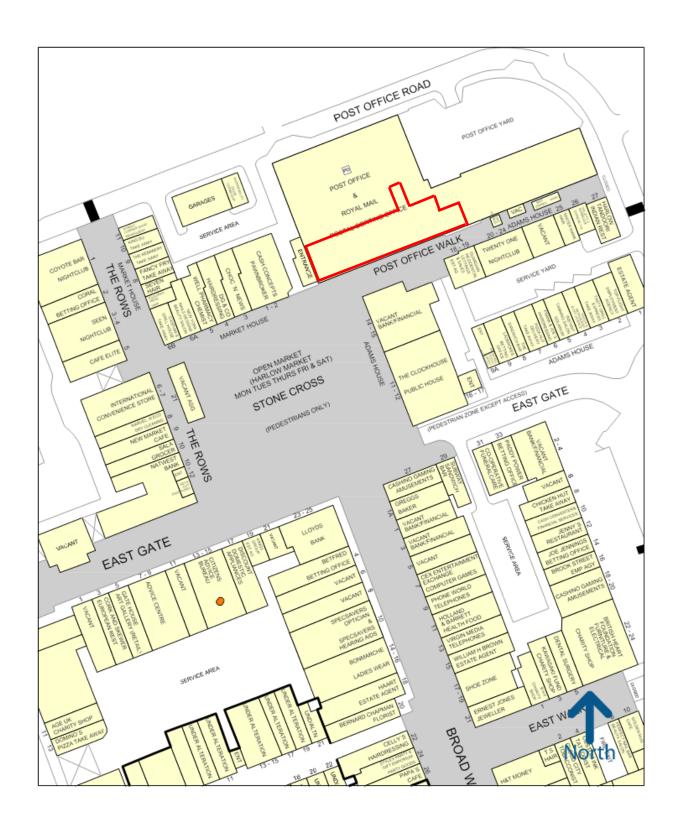
arrangement and on set dates, through:

James Gladstone Tel: 020 7338 4065

Email: james.gladstone@realestate.bnpparibas

BNP Paribas Real Estate, 5 Aldermanbury Square, London, EC2V 7BP

SUBJECT TO CONTRACT JANUARY 2018



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