



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

ACCOMMODATION

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.

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**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

