

## SHOP TO LET

CM20 1XR

## UNIT 55 HARVEY CENTRE, HARLOW

NEW 6-SCREEN  
CINEWORLD NOW  
OPEN WITHIN THE  
CENTRERECENT  
REDEVELOPMENT  
OF A LANDMARK  
STORE HAS  
CREATED 9 NEW  
RETAIL UNITS

## LOCATION

The property is located on the first floor of The Harvey Centre in close proximity to **Argos**, **Sole Trader** and **White House**. Other nearby retailers include **Burger King** and **Subway**.

The Harvey Centre is undergoing major redevelopment to the first floor with a new 6 screen **Cineworld Cinema** and 5 restaurant units. This will be the only in-town cinema in Harlow, providing a new vibrant Town Centre leisure offering.

## ACCOMMODATION

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

Net Frontage	5.64 m	18 ft 6 in
Internal Width	5.82 m	19 ft 6 in
Shop Depth	29.50 m	96 ft 9 in
Ground Floor Sales	162.70 m <sup>2</sup>	1,751 sq ft

## LEASE TERMS

A new effective FRI lease for a term to be agreed.

## RENT

£30,000 per annum exclusive.

## SERVICE CHARGE

The current service charge estimate is £14,821 per annum.

## BUSINESS RATES

**Rateable Value** £20,500

**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 C. A copy of the Report is available on request.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

**SUBJECT TO CONTRACT SEPTEMBER 2018**

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

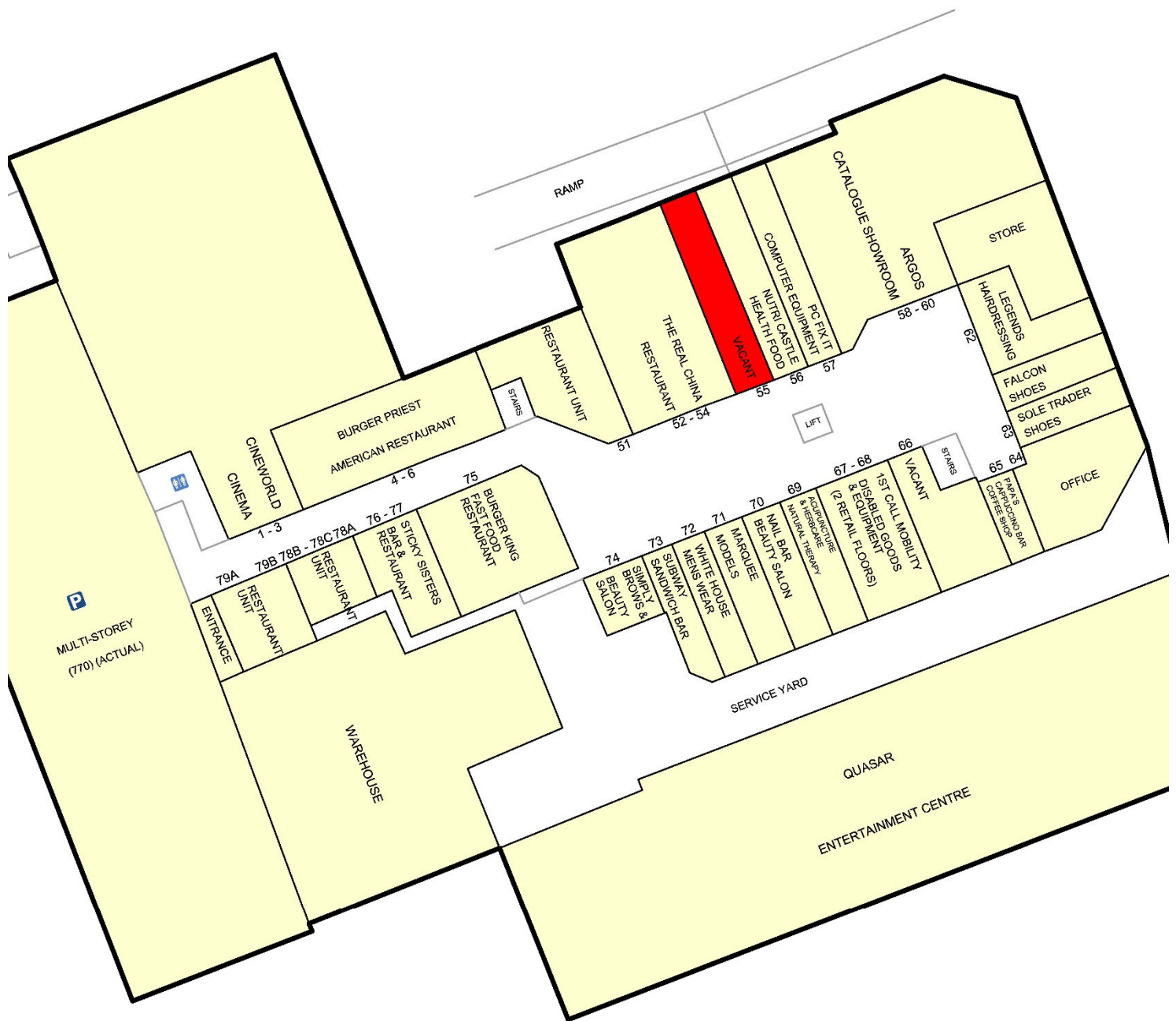
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# UNIT 55 HARVEY CENTRE, HARLOW



HARVEY CENTRE



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