

Harvey Shopping Centre

HARLOW

Unit 66 to let

☆cineworld
CINEMAS

wilko

D
DEICHMANN

Entertainer
TheToyShop.com

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LOCATION

The property is located on the first floor of the Harvey Centre. Nearby retailers include **Burger King**, **Subway**, **White House Menswear** and **Marquee Models**.

The centre has undergone major redevelopment on the first floor to create **The Terrace** a new £10million leisure scheme on the first floor of The Harvey Centre which created a new **6 screen Cineworld** & 6 new restaurant units, including **Kung Fu Oriental Buffet**, **Sticky Sisters** and **Burger Priest**.

ACCOMMODATION

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

Gross Frontage	6.22 m	20 ft 8 in
Net Frontage	5.60 m	18 ft 4 in
Internal Width	5.69 m	18 ft 8 in
Shop Depth	22.99 m	75 ft 5 in
First Floor Sales	195.65m ²	2,106 sq ft

LEASE TERM

A new effectively FRI lease, for a term to be agreed.

RENT

£35,000 per annum exclusive.

SERVICE CHARGE

The current service charge estimate is £17,587 per annum.

BUSINESS RATES

Rateable Value £23,500

UBR (2019/20) 49.1p

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 JUNE 2019

Harvey Shopping Centre HARLOW



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