

CLASS E OPPORTUNITY

HARLOW

UNIT 24, A/B THE HARVEY CENTRE

Description

The property is located within The Harvey Centre in close proximity to retailers including **Superdrug, Poundland, Primark, Deichmann** and **Iceland**.

The former Marks & Spencer located directly opposite has been subdivided and tenants include **F Hinds, JD Gyms, Starbucks** and **Holland & Barrett**.

The premises form an important link from the Harvey Centre to The Water Gardens which includes **H&M, Sports Direct, Pandora, Next** and **River Island**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The property is arranged on ground floor only providing the following internal floor areas:-

Ground Floor 4047 sq. ft. (375.98 sq. m)

Lease

The premises are available on a new effective full repairing and insuring lease for a term to be agreed, subject to 5 yearly upward only rent reviews.

Rent

Upon application.

Service Charge

The current service charge for the financial year is £27,000 per annum.

Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value £94,000
UBR (20/21) 0.512p

All parties are to advised to make their own enquires to the relevant authority.

EPC

A full Energy Performance Certificate is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

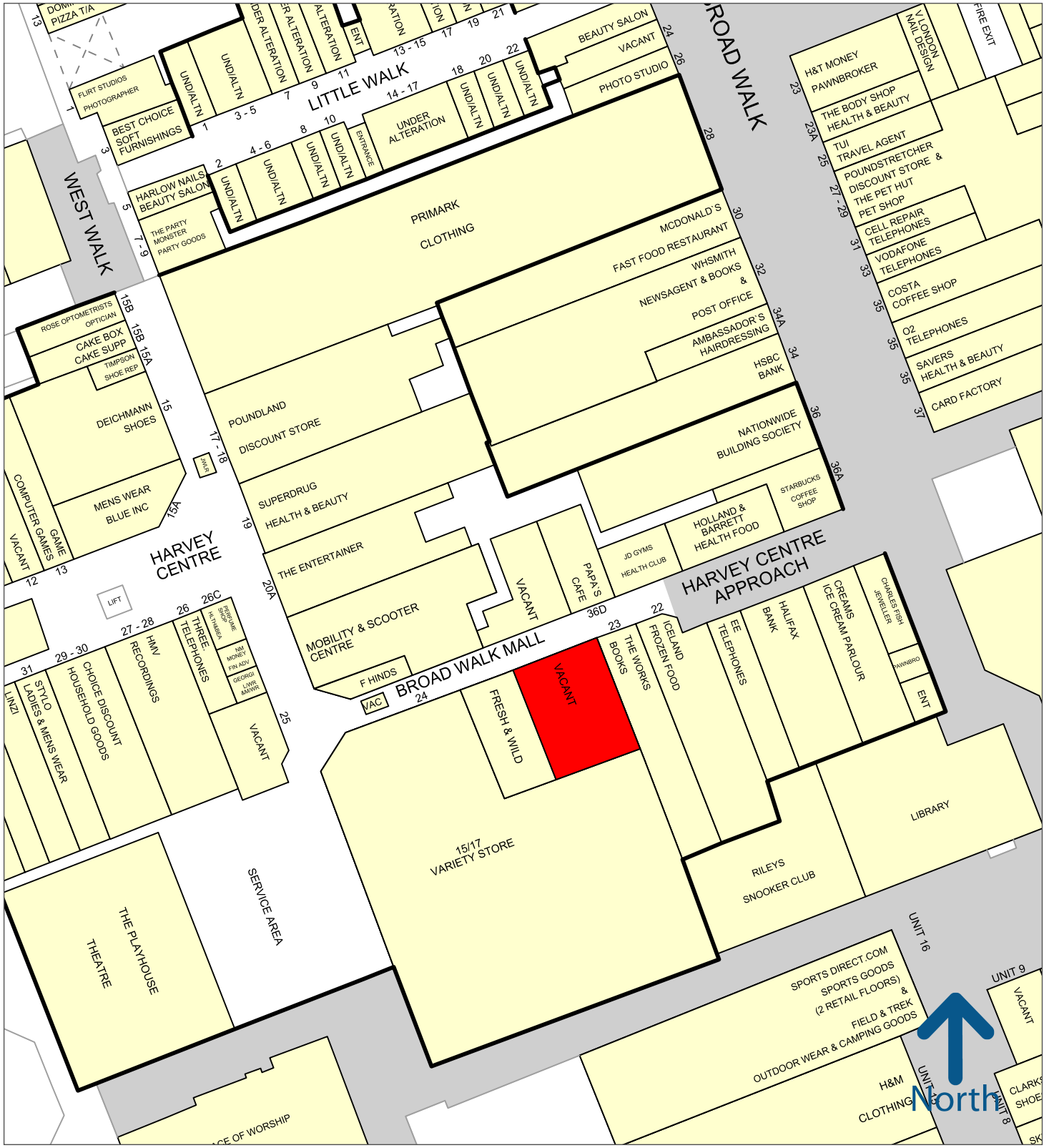
Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

Adam Bindman 020 7659 4822
adam.bindman@greenpartners.co.uk

Harry Silcock 020 7659 4839
harry.silcock@greenpartners.co.uk

Subject to Contract



50 metres

Experian Goad Plan Created: 24/05/2021
Created By: Smith Price RRG



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