

3 East Walk, Harlow, Essex CM20 1JH

RETAIL PREMISES TO LET WITH HOT FOOD TAKEAWAY CONSENT

Total of 1,689 sq ft / 157 sq m



- Within the town centre
- Very close to major retailers
- Variety of uses permitted as per the new planning rules
- Excellent location near to the bus station and parking
- 5.94 metre frontage

Coke Gearing
consulting
Chartered Surveyors

www.cokegearing.co.uk

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Location

The property is located within the pedestrianised area of the town centre in Harlow. The town is situated on the Essex border with Hertfordshire and is approximately 30 miles from central London. The town is connected by the M11 at junction 7 and the A414, and London Liverpool Street can be reached in 30 minutes via the Stansted Express.

Description

On offer is a ground floor shop with rear access and first floor storage with WCs and kitchen areas.

The property is located within the primary shopping area of Harlow. It currently has the benefit of A1, A2, A3 and A4 planning consent, but forthcoming changes to the Use Classes regulations (September 2020) mean that a variety of uses are suitable for the premises without the need for a change of use application. The shop is situated in a terrace of shops opposite the Terminus Street bus station and the Terminus Street car park.

Retail occupiers in close proximity are Shoe Zone and Celly's Hairdressing.

Accommodation (Net Internal Area)

| | | |
|--------------|-----------------|--------------------|
| Ground Floor | 90.39 sq m | 973 sq ft |
| First Floor | 66.52 sq m | 716 sq ft |
| Total | 157 sq m | 1,689 sq ft |

Terms

The premises are available on a new effective full repairing and insuring lease on terms to be agreed.

EPC

The EC rating is D-87

Rent

£21,500 per annum exclusive

Service Charge

The Service charge is £919.00 for the current year.

Buildings Insurance

Buildings Insurance is £372.00 for the current year.

VAT

All figures quoted are exclusive of VAT.

Business Rates

From the Local Rating Authority website, we understand the premises are assessed for rates as follows:

Rateable Value (2017) £19,250.00

Payable (2020/2021)* £ 9,605.75

*UBR rate of 0.499

Small businesses may qualify for a Small Business Rate Relief of up to a 100% reduction of the above figure. Interested parties should satisfy themselves as to the rateable value and business rates payable by making their own enquiries of the Harlow Business Rates team on 01279 446688 or business.rates@harlow.gov.uk or an alternative would be to contact the Valuation Office Agency.

Costs

Each party to pay their own costs in this matter.

Planning

From 1st September 2020, changes to the Town and Country Planning (Use Classes) Order 1987 ("the Use Classes Order") will come into force that will enable many types of commercial premises to be repurposed without the need for a planning application and will allow for a quicker, and more streamlined response to ever changing business and local community needs.

The recent changes announced by the UK Government will significantly amend the Use Class Order by replacing existing use classes A1 (shops), A2 (financial and professional services), A3 (restaurants and cafes) and B1 (business) with a new Class E (commercial, business and service). The effect of that will mean, subject to some exemptions, premises such as shops, restaurants, professional services, indoor sports centres, nurseries and offices will be able to change use within the new use class without having to obtain planning permission to do so.

GUIDE TO CHANGES TO THE USE CLASSES ORDER IN ENGLAND

| Use | Use Class up to 31 August 2020 | Use Class from 1 September 2020 | Use | Use Class up to 31 August 2020 | Use Class from 1 September 2020 |
|--|--------------------------------|---------------------------------|---|--------------------------------|---------------------------------|
| Shop not more than 280 sq m mostly selling essential goods, including food and at least 1 km from another similar shop | A1 | F.2 | Hotels, boarding and guest houses | C1 | C1 |
| Shop | A1 | E | Residential institutions | C2 | C2 |
| Financial and professional services (not medical) | A2 | E | Secure residential institutions | C2a | C2a |
| Café or restaurant | A3 | E | Dwelling houses | C3 | C3 |
| Pub or drinking establishment | A4 | Sui generis | Use of a dwelling house by 3-6 residents as a 'house in multiple occupation' | C4 | C4 |
| Take away | A5 | Sui generis | Clinics, health centres, creches, day nurseries, day centres | D1 | E |
| Office other than a use within Class A2 | B1a | E | Schools, non-residential education and training centres, museums, public libraries, public halls, exhibition halls, places of worship, law courts | D1 | F.1 |
| Research and development of products or processes | B1b | E | Cinemas, concert halls, bingo halls, dance halls | D2 | Sui generis |
| For any industrial process (which can be carried out in any residential area without causing detriment to the amenity of the area) | B1c | E | Gymnasiums, indoor recreations not involving motorised vehicles or firearms | D2 | E |
| Industrial | B2 | B2 | Hall or meeting place for the principal use of the local community | D2 | F.2 |
| Storage or distribution | B8 | B8 | Indoor or outdoor swimming baths, skating rinks and outdoor sports or recreations not involving motorised vehicles or firearms | D2 | F.2 |

Changes of use within the same class are not development. Use classes prior to 1 September 2020 will remain relevant for certain change of use permitted development rights until 31 July 2021

| | | |
|---|---|----------------------------------|
| Class E (Commercial, business and service uses) | Class F.1 (Learning and non-residential institutions) | Class F.2 (Local community uses) |
|---|---|----------------------------------|

For further information please contact:

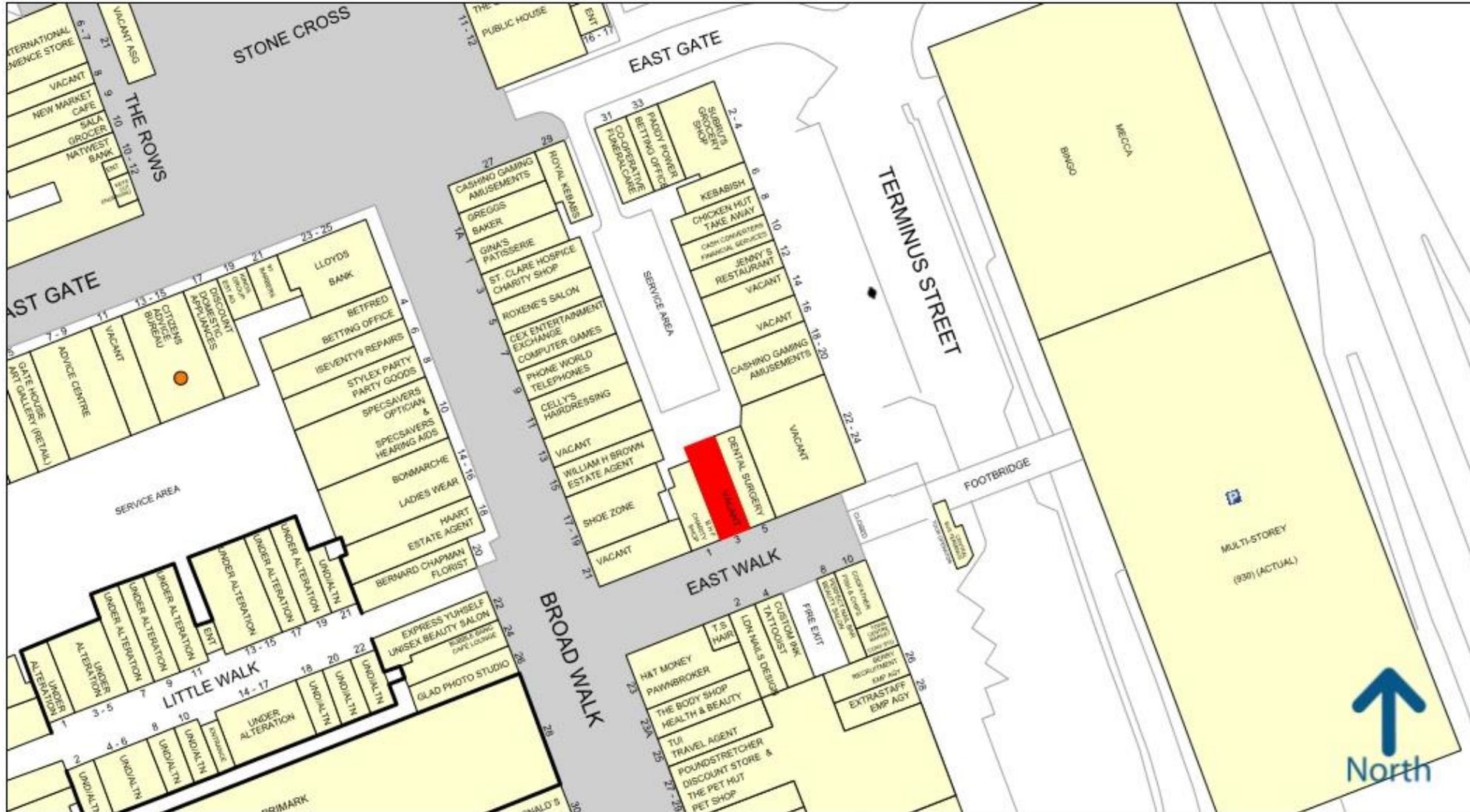
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Experian Goad Plan Created: 29/07/2020
Created By: Coke Consultancy

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