# 14 Terminus Street, Harlow, Essex CM20 1ES

# RETAIL PREMISES TO LET

**Total of 158.5 sq m / 1,705 sq ft**

- 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
- 5.51 metre frontage

Coke Gearing consulting
Chartered Surveyors

www.cokegearing.co.uk

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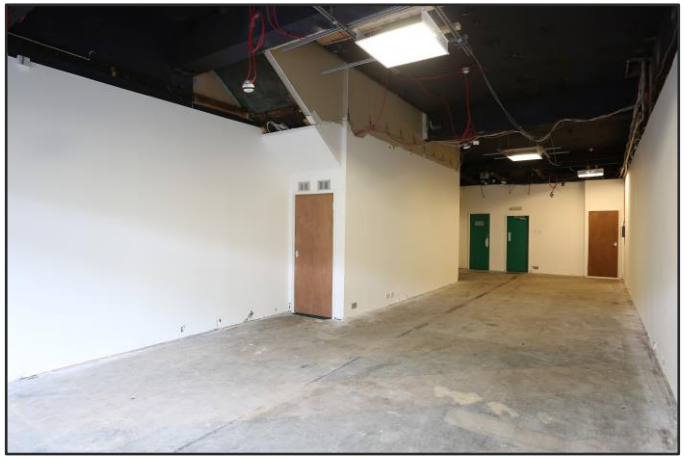
**Total of 1,705 sq ft / 158.5 sq m**



## 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 retail unit with first floor storage/office areas, additionally there are WCs and a kitchen area.

The property is located within the primary shopping area of Harlow on Terminus Street. 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 Cashino, several eateries and cash converters.

## Accommodation (Net Internal Areas)

| | | |
|---|---|---|
| Ground Floor | 75.5 sq m | 812 sq ft |
| First Floor | 83 sq m | 893 sq ft |
| **Total** | **158.5 sq m** | **1,705 sq ft** |

## Terms

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

## EPC

The EPC rating is E-113

## Rent

£20,000 per annum exclusive

## Service Charge

The Service charge is £928.00 for the current year.

## Buildings Insurance

Buildings Insurance is £399.00 for the current year.

## VAT

All figures quoted are exclusive of VAT.

Disclaimer: Coke Gearing Consulting for themselves and for the vendors or lessors of this property for whom they act, give notice that: 1) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. 2) Coke Gearing Consulting cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representation and must satisfy themselves as to their accuracy. 3) Rents quoted in these particulars maybe subject to VAT addition. 4) Coke Gearing Consulting will not be liable in negligence or otherwise for any loss arising from the use of these particulars and 5) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/ tenants should satisfy themselves as to the fitness of such items for their requirements. 6) No employee of Coke Gearing Consulting has any authority to make or give any representation of warranty or enter into any contract whatever in relation to the property. SUBJECT TO CONTRACT. July 2020

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## Business Rates

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

| | |
|---|---|
| Rateable Value (2017) | £15,250.00 |
| Payable (2020/2021)* | £ 7,609.75 |

*UBR rate of 0.499

Small businesses may quality 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 |
|---|---|---|
| Shop not more than 280 sq m mostly selling essential goods, including food and at lease 1 km from another similar shop | A1 | F.2 |
| Shop | A1 | E |
| Financial and professional services (not medical) | A2 | E |
| Café or restaurant | A3 | E |
| Pub or drinking establishment | A4 | Sui generis |
| Take away | A5 | Sui generis |
| Office other than a use within Class A2 | B1a | E |
| Research and development of products or processes | B1b | E |
| For any industrial process (which can be carried out in any residential area without causing detriment to the amenity of the area | B1c | E |
| Industrial | B2 | B2 |
| Storage or distribution | B8 | B8 |

| Use | Use Class up to 31 August 2020 | Use Class from 1 September 2020 |
|---|---|---|
| Hotels, boarding and guest houses | C1 | C1 |
| Residential institutions | C2 | C2 |
| Secure residential institutions | C2a | C2a |
| Dwelling houses | C3 | C3 |
| Use of a dwelling house by 3-6 residents as a 'house in multiple occupation' | C4 | C4 |
| Clinics, health centres, creches, day nurseries, day centres | D1 | E |
| Schools, non-residential education and training centres, museums, public libraries, public halls, exhibition halls, places of worship, law courts | D1 | F.1 |
| Cinemas, concert halls, bingo halls, dance halls | D2 | Sui generis |
| Gymnasiums, indoor recreations not involving motorised vehicles or firearms | D2 | E |
| Hall or meeting place for the principal use of the local community | D2 | F.2 |
| 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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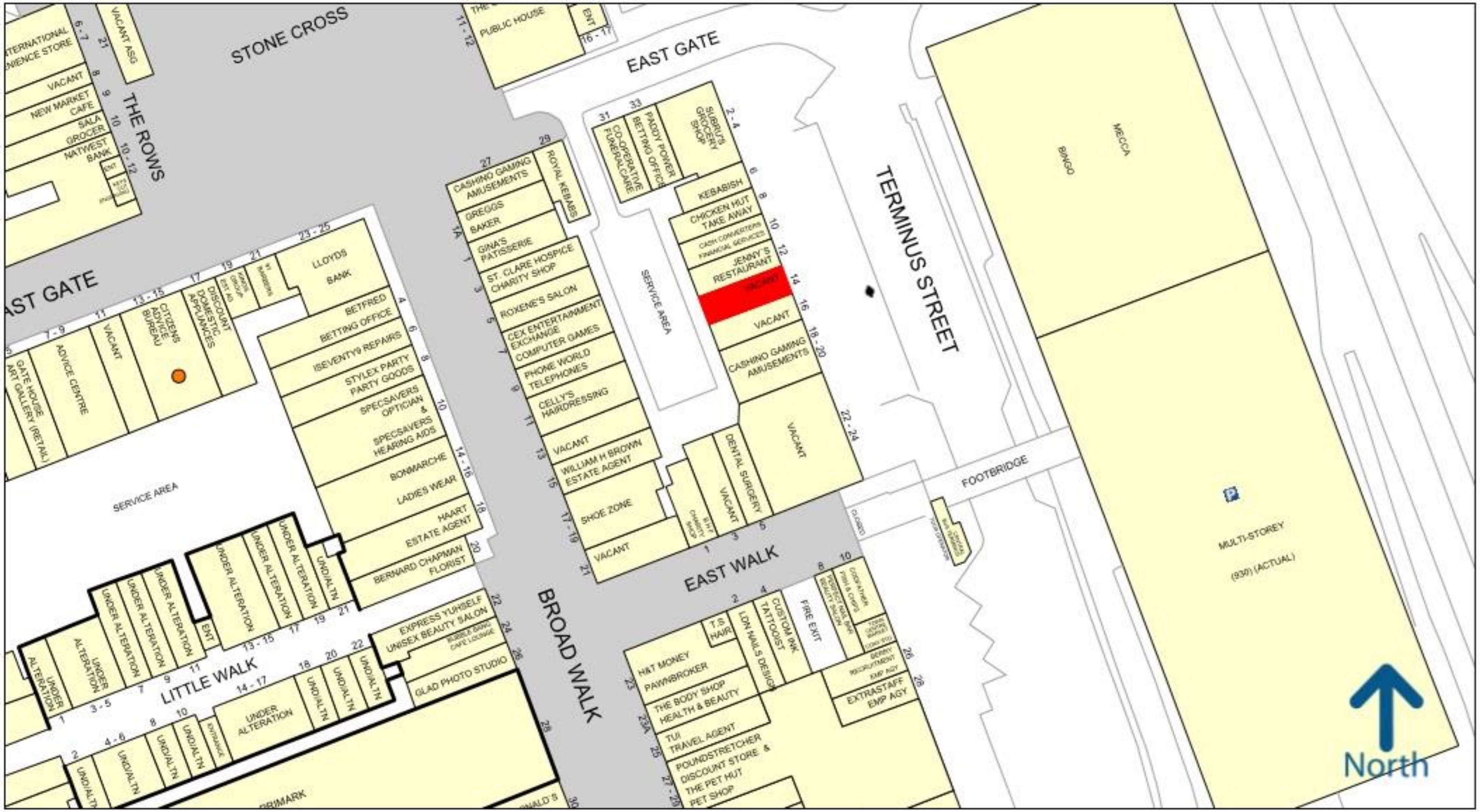


50 metres

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

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