

22/24 Terminus Street, Harlow, Essex CM20 1ES

RETAIL PREMISES **TO LET**

Total of 674.5 sq m / 7,260 sq ft



- Within the town centre
- Very close to major retailers
- Can be used for a variety of different uses
- Excellent location near to the bus station and parking
- 21.98 metre frontage with benefit of a return frontage

Coke Gearing
consulting
Chartered Surveyors

www.cokegearing.co.uk



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. It is connected by the M11 at Junctions 7 and 7A and the A414, and London Liverpool Street can be reached in 30 minutes via the Stansted Express.

Description

The property occupies a prominent corner location at the junction of East Walk and Terminus Street, close to the busy Terminus Street Bus Station and in the primary shopping area of Harlow. On offer is a ground floor retail unit with first floor retail/storage/office areas; additionally, there are WCs and a kitchen area. The property has the benefit of extensive frontages on to East Walk and Terminus Street.

Accommodation (Net Internal Areas)

Ground Floor	364.3 sq m	3,921 sq ft
First Floor	310.2 sq m	3,339 sq ft
Total	674.50 sq m	7,260 sq ft

Terms

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

Legal Costs

Each party to bear their own cost in this transaction.

EPC

The EPC rating is C-60

Rent

£35,000 per annum

Service Charge

The Service charge is £5,102.55 per annum

Buildings Insurance

Buildings Insurance is £1,073.15

VAT

VAT is applicable

Business Rates

Current rateable value £26,500 (1 April 2023 to present)

For further information please contact:

Henry Warburton

Office: 01279 758758

Mobile: 07957 483057

Email: Henry@cokegearing.co.uk