

18 Terminus Street, Harlow, Essex CM20 1ES

RETAIL PREMISES **TO LET**

Total of 98.84 sq m / 1,064 sq ft



- Within the town center
- Very close to major retailers
- Excellent location opposite to the bus station and parking
- First Floor Kitchen/Storage Space

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. 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/first floor, retail shop with storage/office space featuring a kitchen and WC's. The unit benefits from a securely gated and CCTV monitored loading area located towards the rear of the unit. Please note this is only used for loading purposes and parking is not permitted within that area.

The property is located within the primary shopping area of Harlow on Terminus Street. The shop is situated in a terrace of shops opposite the Terminus Street bus station and the Terminus Street car park.

Accommodation (Net Internal Areas)

| | | |
|---------------|--------------------|-------------------|
| Ground Floor: | 657.23 Sq.Ft | 61.05 Sq.m |
| First Floor: | 406.77 Sq.ft | 37.79 Sq.m |
| Total: | 1,064 Sq.Ft | 98.84 Sq.m |

Terms

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

Rent

£26,000 per annum

Service Charge

Please contact agent for further information

Buildings Insurance

Please contact agent for further information

VAT

All figures quoted are exclusive of VAT.