Harvey Shopping Centre

HARLOW

Unit 31 to let

cineworld CINEMAS wilko

DEICHMANN The Entertainer TheToyShop.com

PRIMARK YOURS

LOCATION

This unit is located in between **Linzi Shoes** and **Choice Ladies Wear** opposite **BB's Café** in the prime ground floor mall at the heart of the Harvey Shopping Centre. Other nearby retailers include **Primark**, **HMV**, **Tesco** and **Wilkos**.

The Harvey Centre has recently undergone a major redevelopment to the first floor with a new 6 screen cinema and restaurants, providing a new vibrant Town Centre leisure offering.

ACCOMMODATION

The premises comprise the following approximate dimensions and net internal floor areas:-

Gross Frontage	5.64 m	18 ft 6 in
Net Frontage	5.54 m	18 ft 2 in
Internal Width	5.50 m	18 ft
Shop Depth	31.00 m	101 ft 8 in
Ground Floor Sales	163.40 m^2	1,758 sq ft

LEASE TERMS

A new effective full repairing and insuring lease is available for a term to be agreed.

RENT

£50,000 per annum exclusive

SERVICE CHARGE

The current service charge estimate is £14,880 per annum.

BUSINESS RATES

Rateable Value £37,250

UBR (2019/20) 49.1p

Rates payable may be subject to transitional relief. Interested parties are advised to make their own enquiries to the local authority, 01279 446655.

ENERGY PERFORMANCE CERTIFICATE

The property has been rated within Band D.

A copy of the Report is available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs.

SUBJECT TO CONTRACT APRIL 2019

Harvey Shopping Centre HARLOW

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