

SHOPS TO LET

Available as Double or Single Units

Approx: 222 m² (2402 sq. ft) or 111 m² (1203 sq. ft)

3 & 4 The Rows, Harlow, Essex CM20 1BZ



020 8506 9900

www.countrywidecomm.co.uk

Connaught House, Broomhill Road, Woodford Green IG8 0XR

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Location:

The property is situated on a busy thoroughfare adjacent to **Coral bookmakers** leading to Market Square within Harlow Town Centre which has attracted a wide range of retailers, multiples retailers, independent retailers, financial services and leisure operators.

Harlow is a significant town situated on the borders of Essex & Hertfordshire with a population of c.82,000

Junction 7 of the M11 is approximately 4 miles away, with London some 25 miles to the South. Harlow Town & Harlow Mill main line stations are within approximately 2 miles of the property, providing a regular service to London Liverpool Street (40-minute journey) and also Cambridge. Stansted International Airport is located just off junction 8 of M11, which is approximately 10 miles north of Junction 7.

Accommodation:

Both units are in a shell & core condition & the following measurements are approximate Gross Internal Areas:

Use

We have been informed by our clients that the premises can be used for either A1, A2 or D2 Use possibly A4 to be used as a bar, subject to local authority permissions.

Unit 4

| | | |
|-------------|----------------------|------------|
| Frontage | 5.8m | 19 ft |
| Built depth | 19.24m | 63 ft |
| GIA | 111.5 m ² | 1200 sq.ft |

Unit 3

| | | |
|----------------|----------------------|------------|
| Internal width | 5.8m | 19 ft |
| Built depth | 19.24m | 63 ft |
| GIA | 111.5 m ² | 1200 sq.ft |

N.b both units can be combined which will create a larger unit measuring a gross internal area of approximately 222.9 m² (2400 sq.ft).

Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed by the landlord.

Rent

Offers are sought in the region of £22,500 pax for each unit

Rates

Applicants are advised to check with the local authority to confirm the rates payable for the current financial year.

Legal Costs:

Ingoing party to pay a contribution towards the landlord's legal fees.

References

A charge of £200 + VAT may be payable for taking up references on behalf of proposed tenants. This fee is non-refundable after the references have been taken up, whether they are accepted by the Landlord.

Viewing

For further information please contact sole agents - Countrywide Commercial

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