

PROMINENT CORNER  
RETAIL UNIT  
TO LET  
E CLASS USE

- New Lease Available
- Rent - £22,00 pax
- E Class Use
- Prominent Corner Position
- Return Frontage
- Rear Access and Car Space

*6b Market House, Stone Cross  
Harlow Essex CM20 1BL*



**Location:**

The property is situated on a busy thoroughfare adjacent facing the busy popular Market Square within Harlow Town Centre which has attracted a wide range of multiple & local 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.

**Description:**

Ground floor shop with rear access, approximate net internal areas below: -

Internal Frontage		6.1 m	20.01 ft
Return frontage		5.6 m	18.37 ft
Shop Depth	1	1.91 m	39.07 ft
Total Shop area		72.59 m <sup>2</sup>	780.38 sq. ft

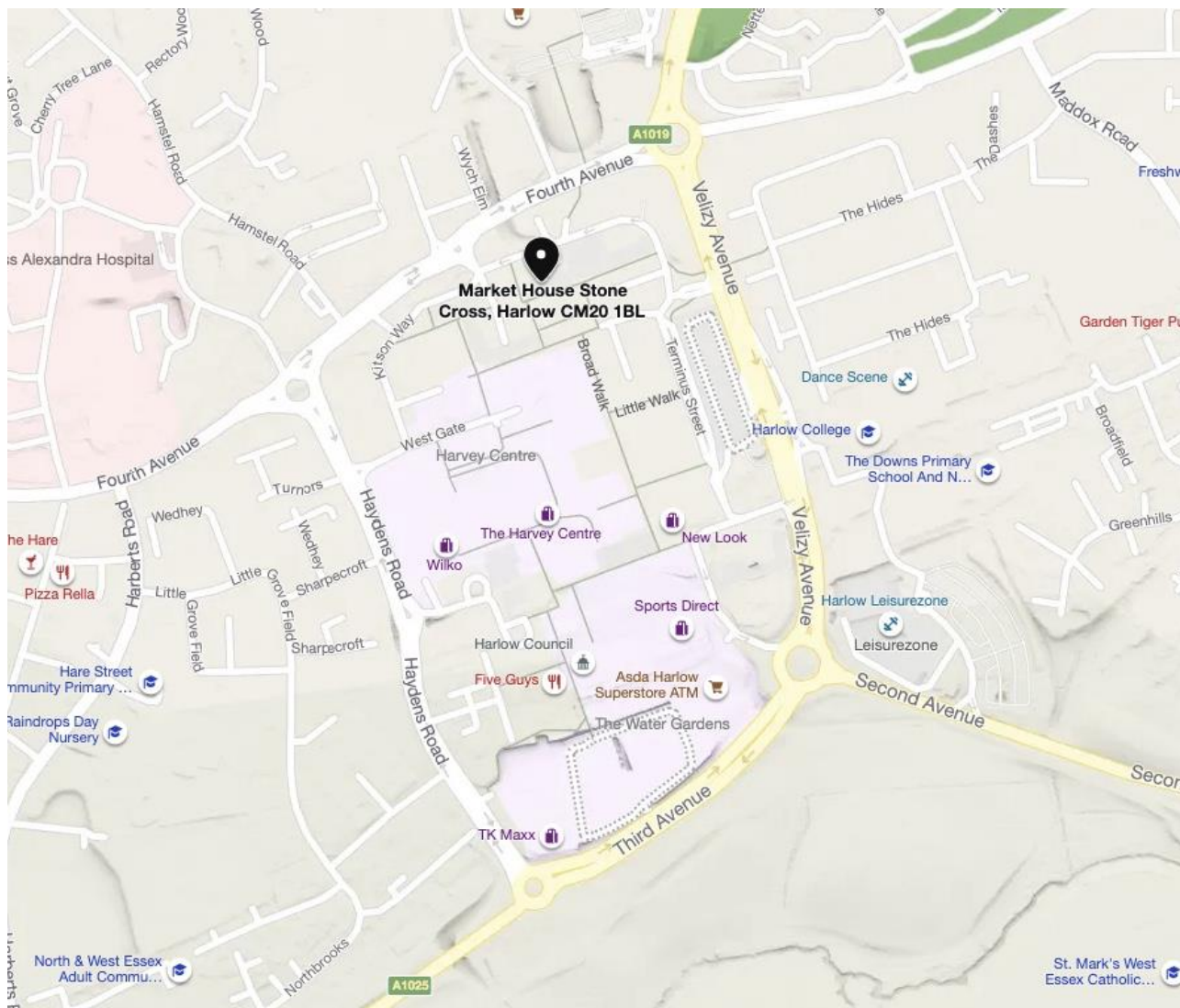
Rear access to a 1 car space an area for a commercial bin storage

**Tenure:** New Lease to agreed.

**Rent:** Offers are sought circa. **£22,000** per annum exclusive.

**Use:** E Class – Commercial, Business and Service – including retail, restaurant, office, financial/professional services, indoor sports, medical and nursery uses along with “any other services which it is appropriate to provide in a commercial, business or service locality”





**Rates:**

Rateable Value £12,711

BR Multiplier – 49.9p

Rates Payable - £6,342.78 approx.

(n.b interested parties should contact Harlow District Council for verification of these figures and to ascertain the current small business relief due to Covid 19)

**Legal Costs:**

Ingoing tenant to pay a contribution to 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 or not they are accepted by the Landlord.

**Viewing strictly by appointment via sole agents**

**Jason Grant**

**020 8506 9900 / 020 8506 9905**

[jason@countrywidecomm.co.uk](mailto:jason@countrywidecomm.co.uk)

Connaught House, Broomhill Road, Woodford Green IG8 0XR Tel: 020 8506 9900