RETAIL UNIT - TO LET

UNIT 7 THE HARVEY CENTRE HARLOW CM20 1XW

bf. brasier freeth

THE HARVEY CENTRE HARLOW

CM20 1XW

Shopping Centre Opportunity

TO LET

LOCATION

Harlow is located 26 miles north east of Central London with excellent train links from Liverpool Street with direct trains taking 30 minutes.

The Harvey Centre is located off the main Harlow link road and Broadwalk and provides easy access into the Leisure Scheme. The scheme is the main shopping centre in Town and provides the only Cinema within the Town Centre.

There is direct access to the cinema and restaurant terrace from the 731 space multi-storey car park.

DESCRIPTION

The premises occupies a prime trading position on the ground floor, close to the entrance to the shopping centre and multi-storey car park. Nearby retailers include Warren James, Clintons Cards and Couzens Bakery.

ACCOMMODATION

The property comprises the following approximate floor area:

Floor	Sq.m	Sq.ft
Ground Floor	64.90	698

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TERMS

The premises are available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

RENT

£25,000 per annum exclusive.

EPC

Full report available on request.

SERVICE CHARGE

The estimated annual service charge for 2026 is £6,864 per annum.

BUSINESS RATES

The estimated rates payable for the unit is £8,234 per annum. For more information, please refer to the Local Charging Authority, Harlow Council - 01279 446688.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

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These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include: Corporate structure and ownership details, Identification and verification of ultimate beneficial owners, Satisfactory proof of the source of funds for the Buyers/Funders/Lessee. Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth.