

Coke Gearing

consulting

Chartered Surveyors

1, East Walk, Harlow, Essex
CM20 1JH

High Street Retail Shop

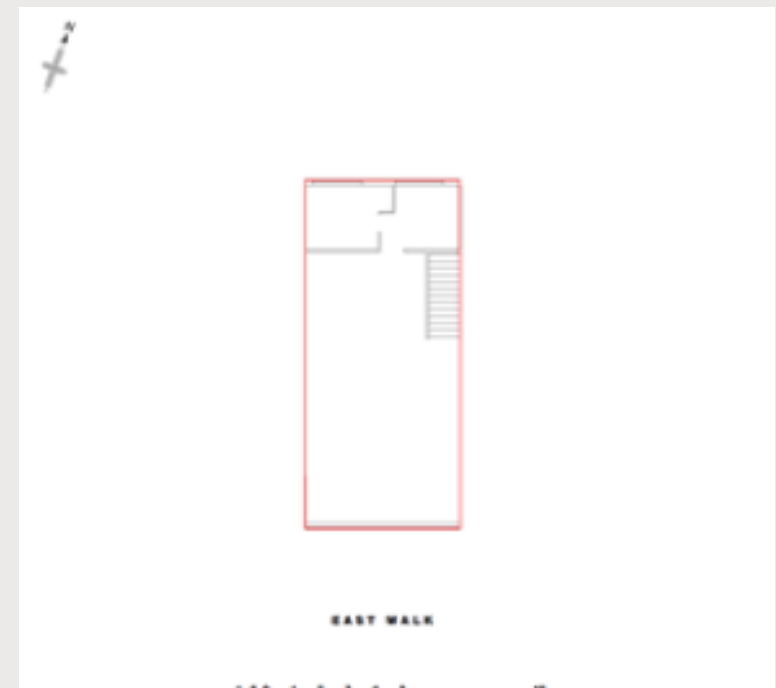
- Located within the town centre
- Access to securely gated loading area
- Ground/first floor retail unit
- 5.4 m glass frontage
- Located in high footfall area



TO LET

LOCATION

The property is located within the pedestrianized 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 junctions 7 and 7A and the A414, and London Liverpool Street station can be reached in 30 minutes via the Stansted Express.



DESCRIPTION

This retail unit comprises both ground and first floors which are open plan and will be returned to a shell condition after the current Tenant has vacated the property.

On the ground floor, the unit benefits from a 5.4 m glass frontage onto East Walk, which is a high footfall area. There is a WC located at the rear of the unit and a small storage room. The first floor is an open plan space which can be used for storage or a second floor retail space.

The unit benefits from a securely gated yard located immediately behind the property and can be accessed through a pedestrian door located at the rear of the unit. The yard is monitored via CCTV and can only be used for loading/unloading purposes. Please note that parking is not permitted within this area.

Accommodation	Sq ft (approx.)	Sq m (approx.)
Ground floor	762	70.80
First floor	720	66.88
Total	1,482	137.68

Floor areas stated are Gross Internal Area (GIA) and are approximate. Interested parties should verify all measurements independently

TENURE

The property is available on a new lease, with a Landlord rolling break clause at Year 3.

RENT

£24,000 per annum + VAT

LEGAL & PROFESSIONAL COSTS

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

VAT

All rents and prices are exclusive of VAT under the Finance Act 1989 unless stated. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

BUSINESS RATES

The current ratable value (1 April 2026) is £7,600. Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities. Further information can be found at www.gov.uk/find-business-rates

ENERGY PERFORMANCE CERTIFICATE (EPC)

B -49
Expires 2 March 2033

ANTI MONEY LAUNDERING

In accordance with the latest Anti-Money Laundering legislation, the Tenant will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.

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Details prepared on 27/07/26