

Westgate House, West Square, Kitson Way, Harlow, Essex CM20 1JJ

2,738 sq ft

RETAIL UNIT **TO LET**

254.36 sq.m

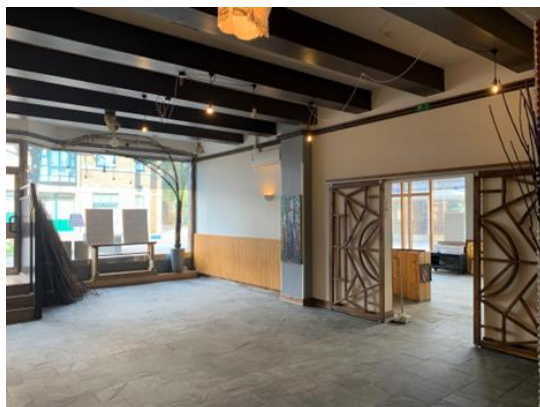


- Prominent town centre location
- Very close to major retailers
- Can be used for a variety of different uses
- Excellent location near to the bus station and parking
- Option to SPLIT the unit

Coke Gearing
consulting
Chartered Surveyors

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Location

Both units are prominently situated on West Square within the town centre of Harlow. The town is situated on the Essex border with Hertfordshire and is approximately 30 miles from central London. Harlow is connected by the M11 at junctions 7 & 7a and also the A414. London Liverpool Street can be reached in 30 minutes via the Stansted Express.

West Square abuts a proposed regeneration comprising residential apartments as well as extensive retail and leisure accommodation.

Description

1-3 Westgate House

1-3 Westgate House is a large open-plan retail unit suitable for a variety of different uses. The unit benefits from a large shop front and is situated in a prominent town centre location. The property features back-room storage rooms and WCs on both sides of the property. The property has the potential to be split down the middle or into sections due to its size and layout. Please contact agent for further details.

Accommodation (Net Internal Areas)

1-3 Westgate House	254.36 sq m	2,738 sq ft
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Terms

The properties are available on new effective full repairing and insuring leases on terms to be agreed.

Legal Costs

Each party to bear their own cost in this transaction.

Rent

Whole property:	£40,000 per annum
Corner unit:	£25,000 per annum
Middle unit:	£20,000 per annum

Service Charge

Contact agent for further details

Buildings Insurance

Contact agent for further details

VAT

VAT is applicable at the standard rate

Business Rates

Contact agent for further details

For further information please contact:

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