

RAPLEYS

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TO LET

Prominent Trade Counter Unit

Unit 7, Ascent Park, Edinburgh Way,
Harlow CM20 2HW

CONTACT **Daniel Cook**
07795 660259 | daniel.cook@rapleys.com



Prominent trade counter unit
opposite **Screwfix**

Available due to relocation

593.7 sq m (6,390 sq ft)
approximately with 14
designated parking spaces

Estate frontage to Edinburgh
Way

Suitable for B1c, B2 or B8 uses,
subject to planning

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Location

The property occupies an estate position with frontage to the A414 Edinburgh Way, approximately 1 mile northeast of Harlow town centre.

Edinburgh Way is the main out of town retailing area in Harlow and there are a number of large retail/leisure parks in the vicinity, as well as a **Tesco** superstore opposite. The surrounding area comprises a mix of retail, leisure, motor dealership and business uses.

Description

The premises comprise a modern trade counter unit with a glazed shop front and loading door in situ, all fitted to a good customer facing standard. There is a stockroom and ancillary areas partitioned to the side and a small first floor office area, accessed via a concrete staircase.

Externally, there is designated parking for 14 vehicles and space for loading.

Accommodation

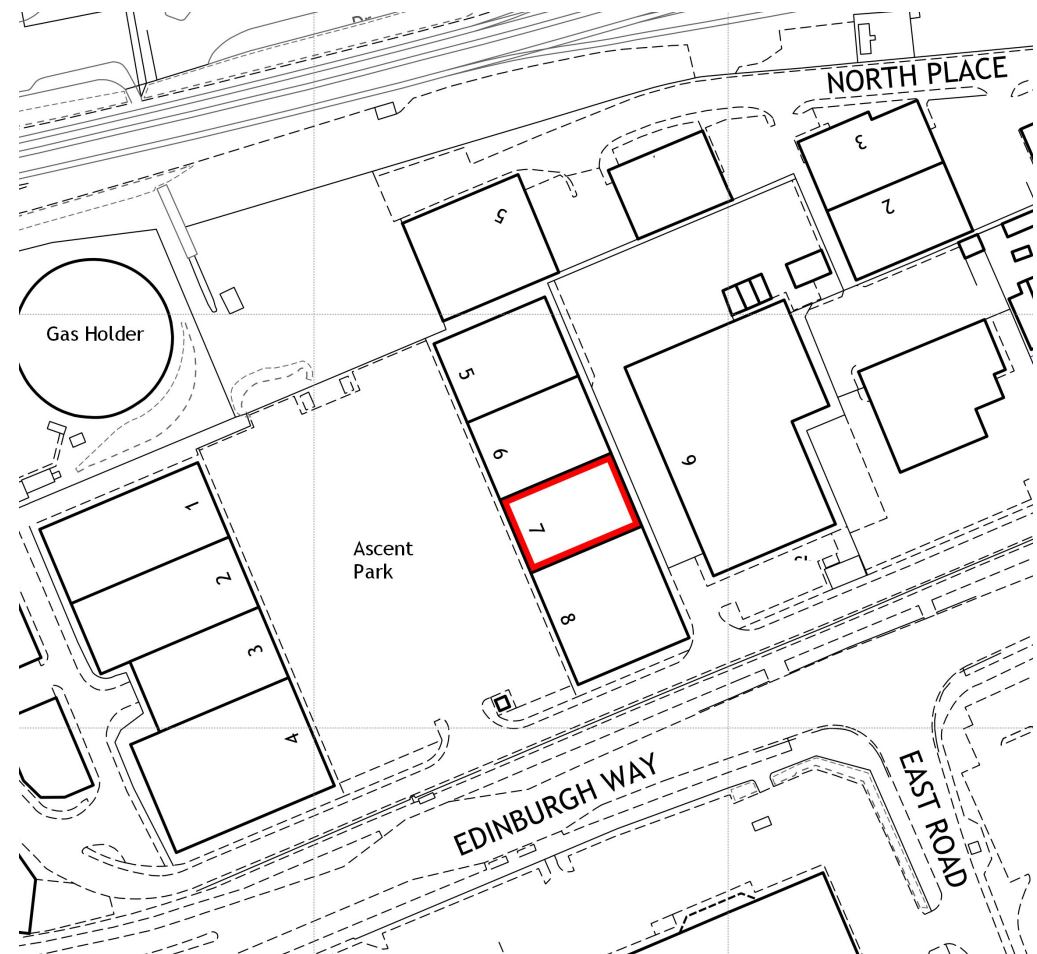
The property comprises the following approximate floor areas:

	Sq m	Sq ft
Ground floor	544.60	5,861
First floor	49.10	529
Total	593.70	6,390

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Tenure

Leasehold.



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Terms

The property is available by way of an assignment of the current lease which expires in June 2023.

Planning

Offers subject to planning may be considered. Discussions on alternative use should be addressed to Harlow District Council planning department on 01279 446655.

Rating

We are advised that the Rateable Value for the property is £42,750 and the UBR for 2018/19 is 48p in the £. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on www.2010.voa.gov.uk.

Energy Performance

Energy Performance Asset Rating: B.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Viewing strictly by appointment through the sole agent.

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Falcon Road, Hinchbrook Business Park, Huntingdon, PE29 6FG. Regulated by RICS.

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