

# SHOP TO LET ADJACENT TO TESCO SUPERSTORE

98.53 SQ M / 1,0171 SQ FT

## HARLOW

UNIT 1 TESCO SUPERSTORE, CHURCH LANGLEY WAY, CM17 9TE

**brasier  
freeth.**  
CHARTERED SURVEYORS

The Edward Hyde Building  
38 Clarendon Road  
Watford  
Hertfordshire – WD17 1HZ

**01923 210810**

[www.brasierfreeth.com](http://www.brasierfreeth.com)



## LOCATION

The Church Langley Tesco Superstore is situated off Church Langley Way, east of Harlow Town Centre. The subject unit forms part of a small retail parade adjoining the entrance to the main food store and facing onto Tesco car park. Other nearby occupiers include **Barnardo's**, **Eden Hair and Beauty** and **Timpsons**.

## DESCRIPTION

Rectangular shop unit with glazed frontage and two allocated rear car parking spaces.

## ACCOMMODATION

The property has the following approximate dimensions and floor areas:-

Built Depth	16.34 m	53 ft 7 ins
Internal Width	6.03 m	19 ft 9 ins
Floor Area	98.57 sq m	1,061 sq ft

## LEASE

Available by way of a new lease for a term to be agreed, to be contracted outside the security of tenure provisions of the Landlord & Tenant Act 1954.

## RENT

The rent on an exclusive basis is **£25,000 per annum** plus VAT.

## SERVICE CHARGE

£1.50psf per annum with annual RPI increases.

## EPC

Details available upon request. Rating - D 91.

## RATES

The VOA website shows an entry in the 2017 Rating List of Rateable Value - £23,750.

For rates payable for year to 31 March 2020 please refer to the Local Charging Authority, Harlow Council - 01279 446655.

## LEGAL COSTS

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

WAT002911

**VIEWING** | Strictly by appointment through this office with:

Neil Saunders  
01923 205511  
[neil.saunders@brasierfreeth.com](mailto:neil.saunders@brasierfreeth.com)

These particulars are intended as a guide and must not be relied upon as statements of fact and they are expressly excluded from any contract. All prices/rents quoted exclusive of VAT which may be payable. Regulated by RICS.