

1-3 Westgate House, West Square, Kitson Way,
Harlow, Essex CM20 1JJ

RETAIL UNIT **TO LET**

Approx. 2,738 sq ft / 254.36 sq m



- Prominent town centre location
- Close to local amenities
- Short walk to Harlow Town station
- Option to **SPLIT** the unit

Coke Gearing
consulting

Chartered Surveyors

www.cokegearing.co.uk

RETAIL UNIT TO LET



Location

The property is prominently situated on West Square within the town centre. 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

On offer 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.

1-3 Westgate House 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

Approximate gross internal areas are as follows:

Ground Floor	254.36 sq m	2,738 sq ft
TOTAL	254.36 sq m	2,738 sq ft

Rent

Whole property: £55,000 per annum

Split property: £35,000 per annum

Terms

New fully repairing and insuring lease on terms to be agreed

Service Charge

Please contact agent for further details

Business Rates

Current rateable value (1 April 2023 to present) - £14,750.

We ask that you make your own enquiries with the local Valuation Office or District Council.

EPC

TBC

Legal Costs

Each party to bear their own legal costs incurred in the transaction

Viewings

For further information please contact:

Henry Warburton

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