

# TO LET

SHORT-TERM LEASES ONLY

TOWN CENTRE SHOPS WITH CLASS E USE

HARLOW

24 Broad Walk, Harlow



7 and 9 West Walk, Harlow



3 East Gate, Harlow

Please refer to the important notices overleaf

01279 620 200

dww.co.uk

## MISREPRESENTATION CLAUSE

"Derrick Wade Waters Ltd trading as Derrick Wade Waters (and their Joint Agents where applicable) for themselves and for the vendors or lessors of these properties for whom they act, give notice that:

- (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Derrick Wade Waters Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as fact or representation or warranty or enter into any contract in relation to the properties in reliance upon them;

- (iii) No employee of Derrick Wade Waters Ltd (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the properties;
- (iv) All prices quoted in these particulars may be subject to VAT in addition, and
- (v) Derrick Wade Waters Ltd will not be liable, in negligence or otherwise, for any loss arising from the use of, or reliance upon, these particulars;
- (vi) All quoting rents, prices and terms are expressed subject to contract;
- (vii) In the case of new development or refurbishment, prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Derrick Wade Waters shall have no liability whatsoever concerning variation or discrepancy in connection with such matters."

## DESCRIPTION:

Each premises comprises a self-contained unit. Most are situated at ground floor only but some have the benefit of upper floor ancillary accommodation.

## LOCATION:

The shops are situated within Broad Walk, East Gate, and West Gate, all within Harlow town centre, in part abutting the Harvey Centre.

Harlow is an expanding town situated on the borders of West Essex and East Hertfordshire, and has a population of c.80,000. In addition, the retail offer attracts shoppers from the surrounding areas.

Most of the national multiples are represented in the town and there are a vast array of independent retailers and service providers.

## ACCOMMODATION:

*The following are approximate Gross Internal Areas measured in accordance with RICS Code of Measuring Practice:*

**The accommodation varies from unit to unit. Please refer to attached availability schedule**

## FEATURES:

- "Easy-in/easy-out" terms
- Flexible rents
- Some units fitted and ready to occupy

## EPC:

**TO BE COMMISSIONED**

## TERMS:

The properties are available on flexible lease terms. Details on request.

## RENT:

Please refer to schedule overleaf

## RATES:

Please refer to schedule overleaf.

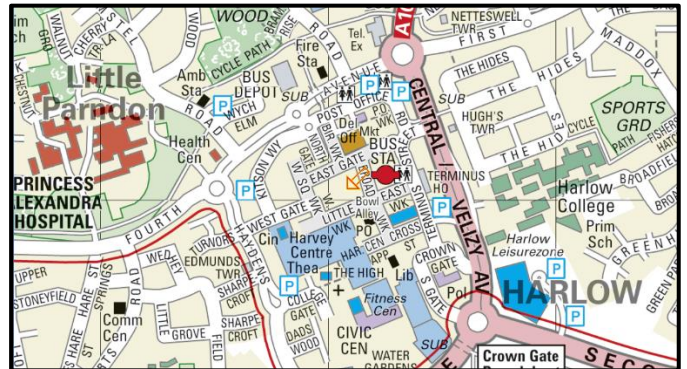
Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.

## SERVICE CHARGE:

Please refer to schedule attached.

## LEGAL COSTS:

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



## FURTHER INFORMATION:

For further information or to arrange an inspection of the Property, please contact the lessor's sole agents:

**Derrick Wade Waters**

**Simon Beeton MRICS**  
01279 620225  
[scb@dww.co.uk](mailto:scb@dww.co.uk)

**Luke Beeton**  
01279 620221  
[lab@dww.co.uk](mailto:lab@dww.co.uk)

A20054/Dec-20

## IMPORTANT NOTES FOR INTERESTED PARTIES

\*Planning. No warranties are given in respect of the lawful planning use of the Property and applicants must satisfy themselves that their intended use/development is acceptable to the Local Planning Authority (Harlow Council 01279 446611).

\*Rates. Applicants are referred to the Local Billing Authority (Harlow Council 01279 446611) to satisfy themselves as to their likely rates liability.

\*VAT. The price is exclusive of VAT, which may or not be charged in this transaction (at the option of our client).

\*Services. No services (inc. drains) have been tested and applicants should carry out their own testing prior to purchase.

\*Photograph. This is for identification purposes only and includes part of the neighbouring Property not offered in this transaction. It has not been possible to obtain a clear view of the Property in this case.

\*Particulars of Sale. All statements contained in these particulars as to this property are made without responsibility on the part of Derrick Wade Waters or the vendors or the lessors.

\*Please refer to the misrepresentation clause at the top of this page.

## MISREPRESENTATION CLAUSE

"Derrick Wade Waters Ltd trading as Derrick Wade Waters (and their Joint Agents where applicable) for themselves and for the vendors or lessors of these properties for whom they act, give notice that:

- (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Derrick Wade Waters Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as fact or representation or warranty or enter into any contract in relation to the properties in reliance upon them;
- (iii) No employee of Derrick Wade Waters Ltd (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the properties;
- (iv) All prices quoted in these particulars may be subject to VAT in addition, and
- (v) Derrick Wade Waters Ltd will not be liable, in negligence or otherwise, for any loss arising from the use of, or reliance upon, these particulars;
- (vi) All quoting rents, prices and terms are expressed subject to contract;
- (vii) In the case of new development or refurbishment, prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Derrick Wade Waters shall have no liability whatsoever concerning variation or discrepancy in connection with such matters."

# BROAD WALK/EAST GATE/WEST GATE

## HARLOW

### AVAILABILITY SCHEDULE

### DECEMBER 2020

Address	Size (sq ft)	Rent	Rateable Value	Rates Payable	Service Charge	Insurance	EPC
7-9 West Walk	1,307	On application	£12,250 *	£6,002.50	£1,367	£269	TBA
3 East Gate	2,654	On Application	£13,400 *	£6,566	£3,705	£546	TBA
24 Broad Walk	1,395	On application	£25,000	£12,250	£1,459	£287	TBA

\* For businesses for whom the shop is their sole commercial property, there is Small Business Relief for qualifying persons. The rates payable for the property could therefore be as low as £900pa