



## Former Late Night Venue

30-32a Terminus Street, Harlow, Essex, CM20 1EY

Tenure - To Let - FOT

Price - Nil Premium

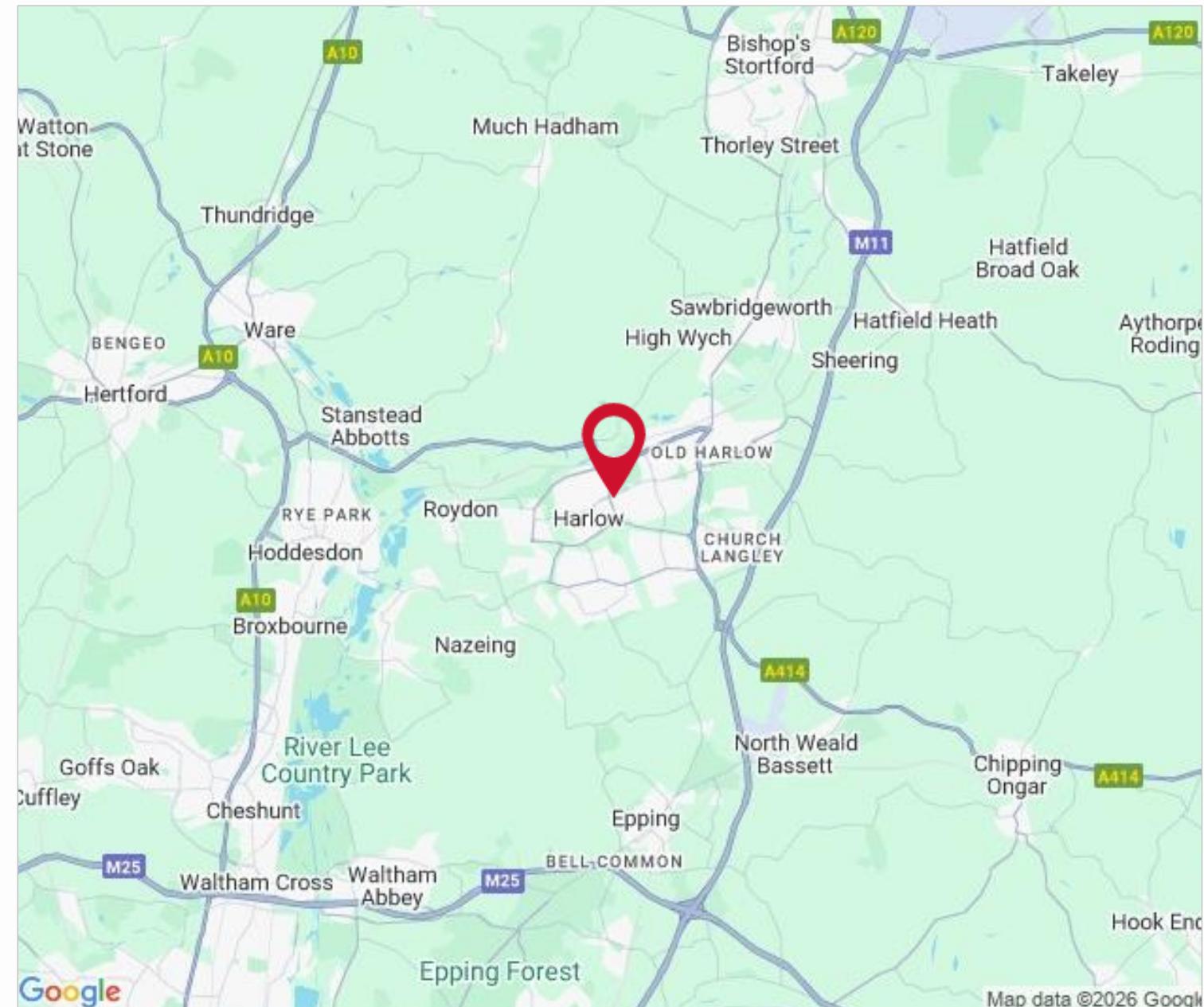
**Fleurets**   
Leisure Property Specialists

## Location

Situated in Harlow town centre which is currently going through a major redevelopment to deliver circa 30,000sqft of commercial, retail and community space. The former late-night venue is located on Terminus Street which will benefit from a new, multi-million pound bus station, creating a transport hub and interchange for Harlow bus services, along with improvements to the area's public amenities and landscaping. The development will support both existing public transport routes and proposed sustainable transport corridor routes. The inclusion of green areas and an events space will also help transform the overall character of the area, creating a welcoming environment for commercial and retail. Occupying a prominent corner position, opposite Harlow Bus Station, in the heart of Harlow's busy town centre where a wide variety of national chains and independent retailers are located. The property is situated close to the main shopping area including the Harvey Centre and the new Water Gardens development which has circa 2000 car parking spaces.

## Description

Built in circa 1967 and accessed via street level, the former night club which has a GIA of approximately 12,000sqft is located on the first-floor. Fully open plan with capped off services.

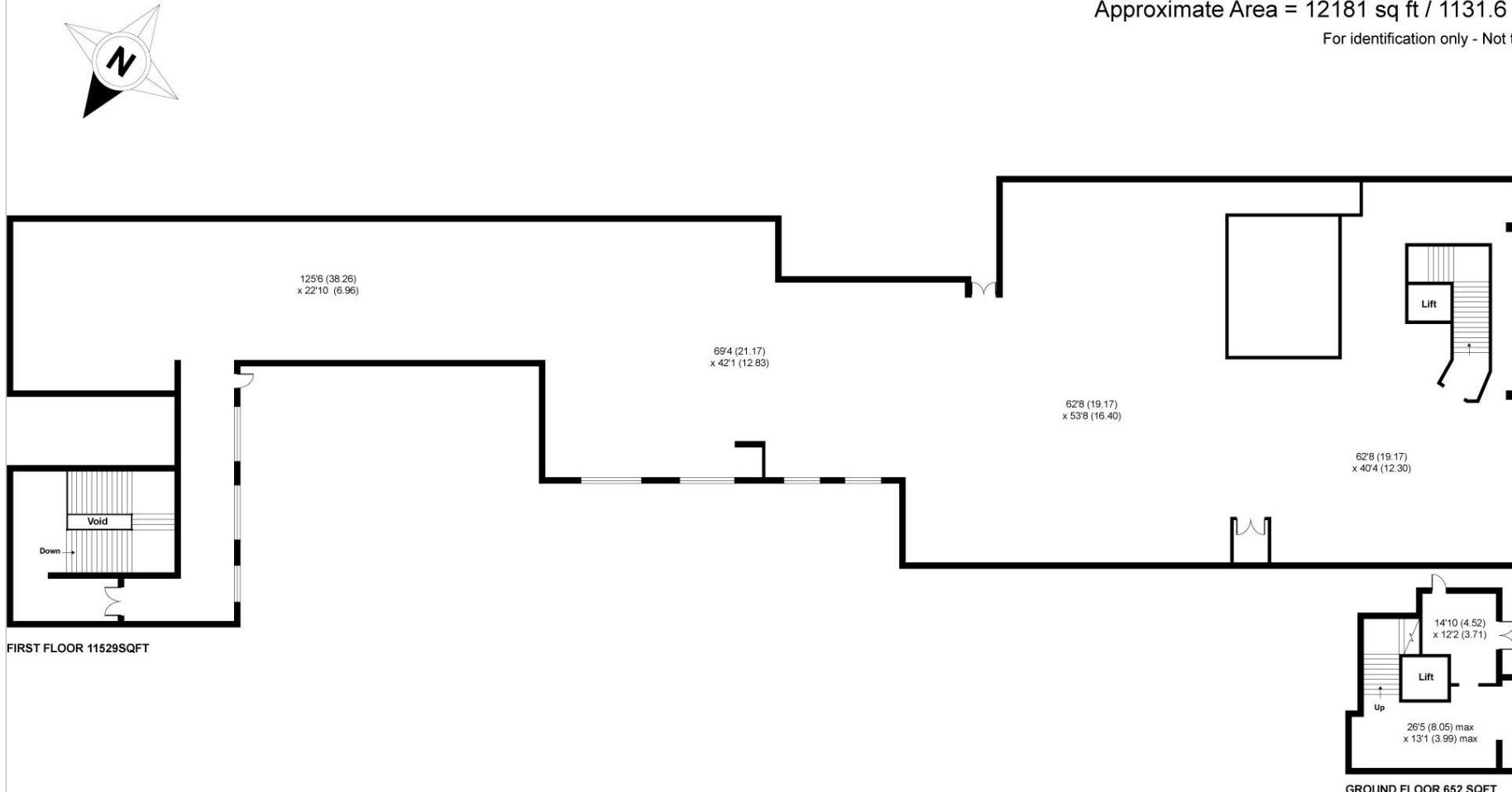


## Floorplan

## 32a Terminus Street, Harlow, CM20 1EY

Approximate Area = 12181 sq ft / 1131.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.  
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## Summary

- Town Centre Location
- Opposite Terminus Street Bus Station
- Shell Condition / Fully Open Plan
- Approximately 12,000sqft (GIA)
- Former Late-Night Venue
- Landlord Financial Incentives Available

## Viewing

Strictly by appointment only through Fleurets East Office on 01223 402 600. Please note, the property is closed to trade and in shell condition.

## Trade

We are advised that the premises historically traded as a traditional nightclub. No previous trade figures are available.

## Accommodation

### Ground Floor

Customer entrance and reception area with stairs to the first floor.

### First Floor

Fully open plan shell condition.



## Tenure

A new free of tie lease is available at a guide rent of £120,000 per annum.

The lease will be protected by Part II of the Landlord and Tenant Act 1954. There will be a deposit required which will be the equivalent of six months' rent, and the rent will be paid quarterly in advance.

The rent will be subject to five yearly rent reviews in line with the open market conditions. The lease is assignable at the end of year two and will be let on internal only insuring terms.

## Minimal Capital Required

Applicants must be able to demonstrate a minimum capital requirement to cover one quarters rent in advance, landlords legal fees and working capital along with a required six month rent deposit.

## Application Procedure

Applicants are invited to submit rental offers for a new free of tie lease. A business plan, forecast profit and loss account and proof of funding must be provided for a proposal to be considered.

## Landlord Financial Incentives

We have been advised by our client that they will consider offering financial incentives to the ingoing tenant. Full terms and financial contribution to be agreed.

## Planning

We have made enquiries with Harlow Council and can confirm that the property is not Listed, it is not listed as an Asset of Community Value (ACV) and it is not situated within a Conservation Area. For further information please contact the local authority.

## Business Rates

The property is in an area administered by Harlow Council. The unit is rated for business rates. It can be found at [Courtney Investments Limited](#) and is rated from April 2026 at £37,250.

## Licensing

A premises licence does not prevail, any interested parties will need to make the relevant application. For further information please contact the local authority. Historically, the premises has been licenced from the hours of 12:00 to 04:00.

## EPC

The property has an EPC rating of E.

## Services

We are informed that the premises benefit from all mains services.





## VAT

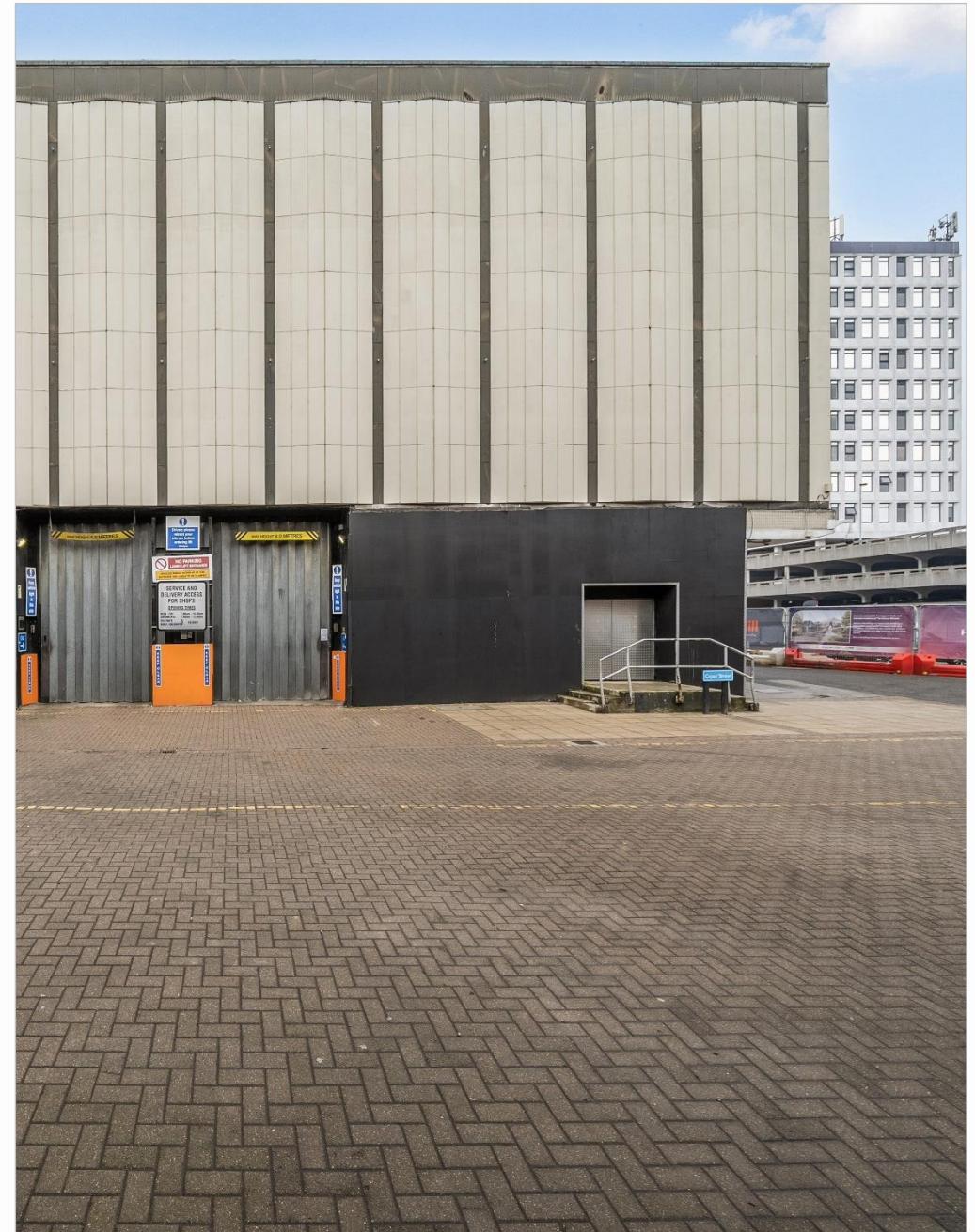
All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

## Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

## Finance & Insurance

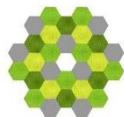
If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.



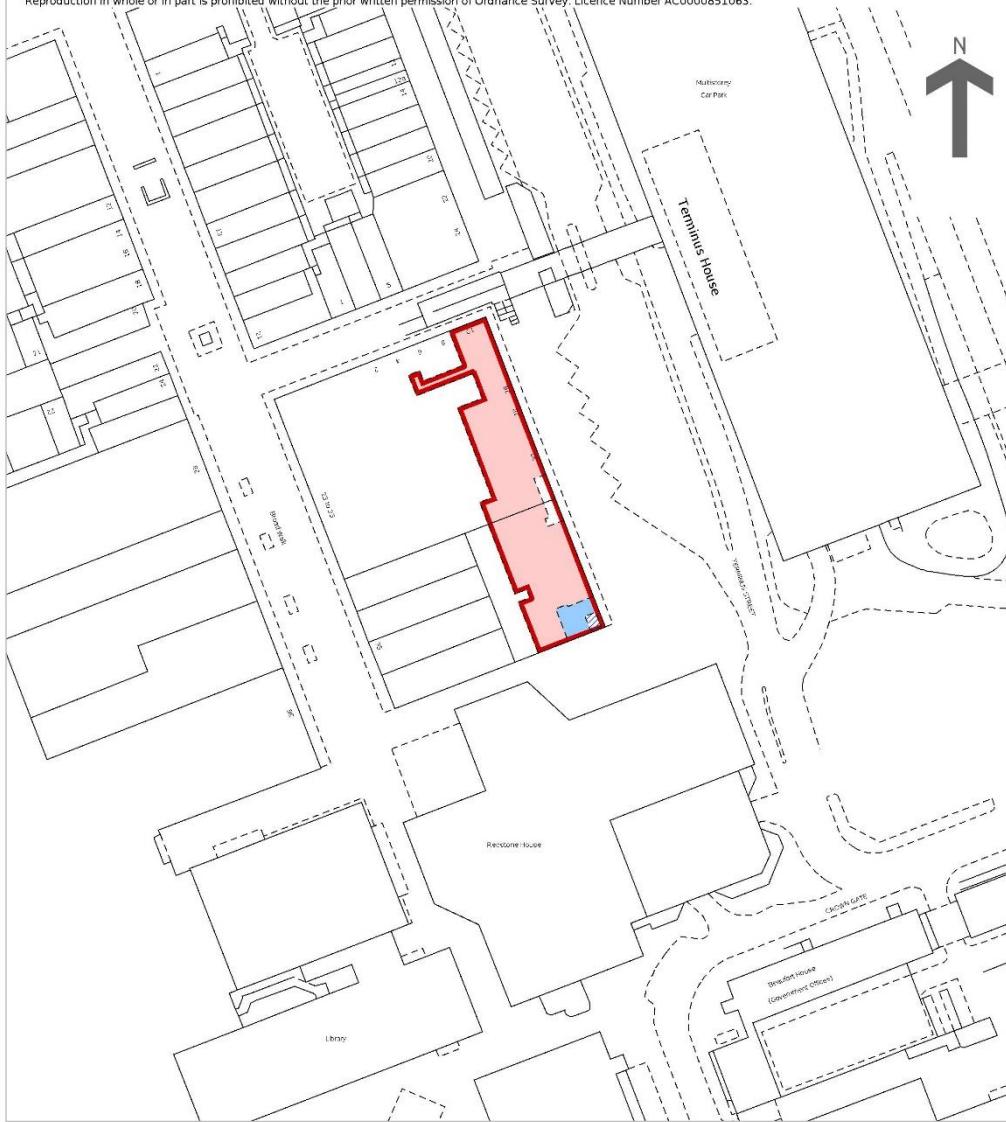
## Site Plan

HM Land Registry  
Official copy of  
title plan

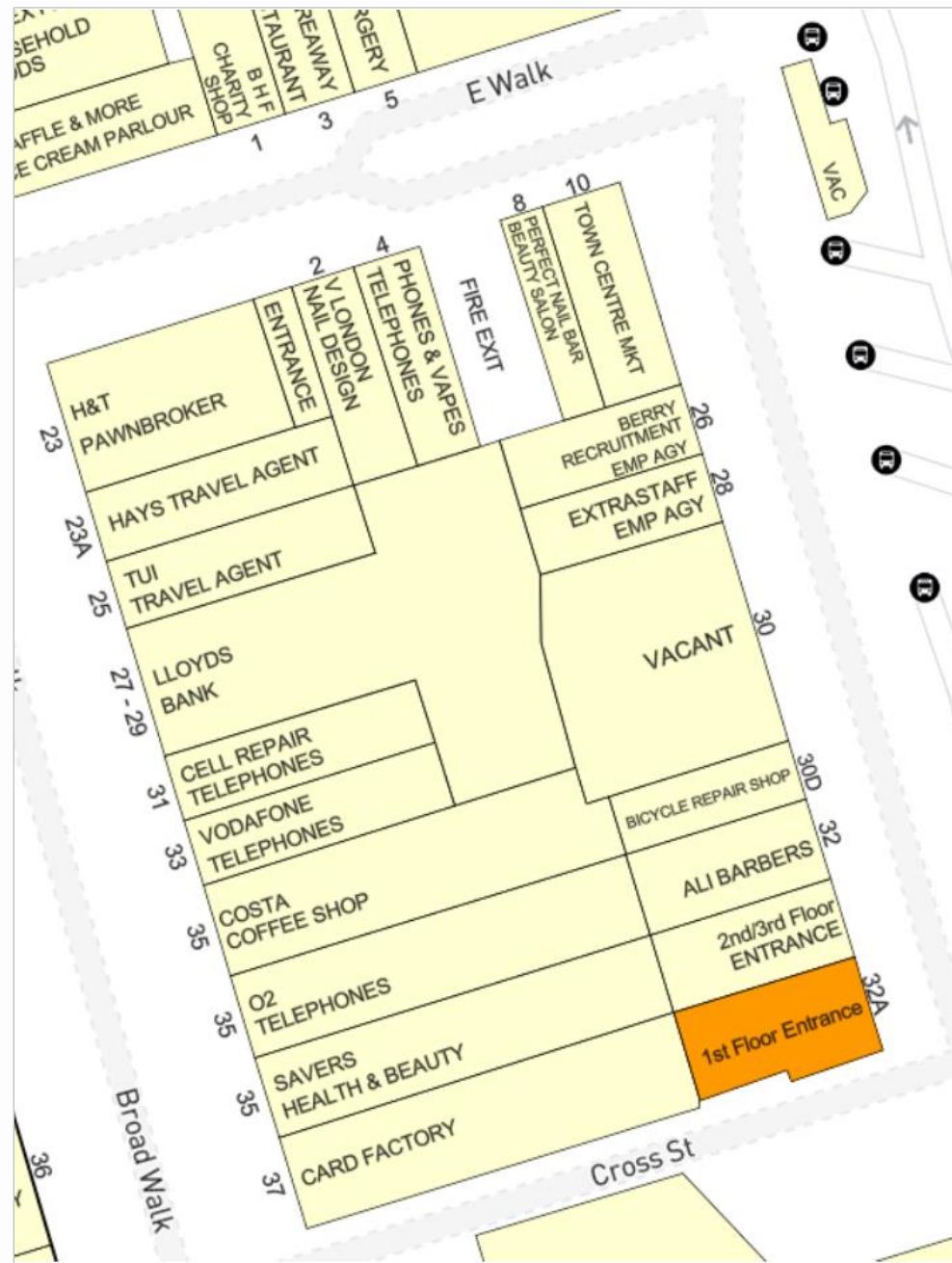
Title number **EX865101**  
Ordnance Survey map reference **TL4409NE**  
Scale **1:1250**  
Administrative area **Essex : Harlow**



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## GOAD Plan



Artist impression, for illustrative purposes only.













For further information please log onto  
**fleurets.com** or give Mark or Chris a call.



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