

Gothic House, 1 High Street, Harlow, CM17 0DN



FOR SALE

Class E Retail / Leisure / Investment /
Retail

2,857 sq ft / 265.4 sq m

Offers from £825,000

Unbroken and attractive three storey Freehold, to be sold with tenants in situ fully let and income producing investment



- Prominent town centre location in Old Harlow
- Fully let on a leases inside the Landlord & Tenant Act
- Current Total Net Income of £63,340 per annum, plus service charges
- A total of 4 tenants, across 5 separate demises
- Low rateable value
- Asset management opportunities as well as potential for future conversion/development, subject to obtaining the necessary planning consents and vacant possession

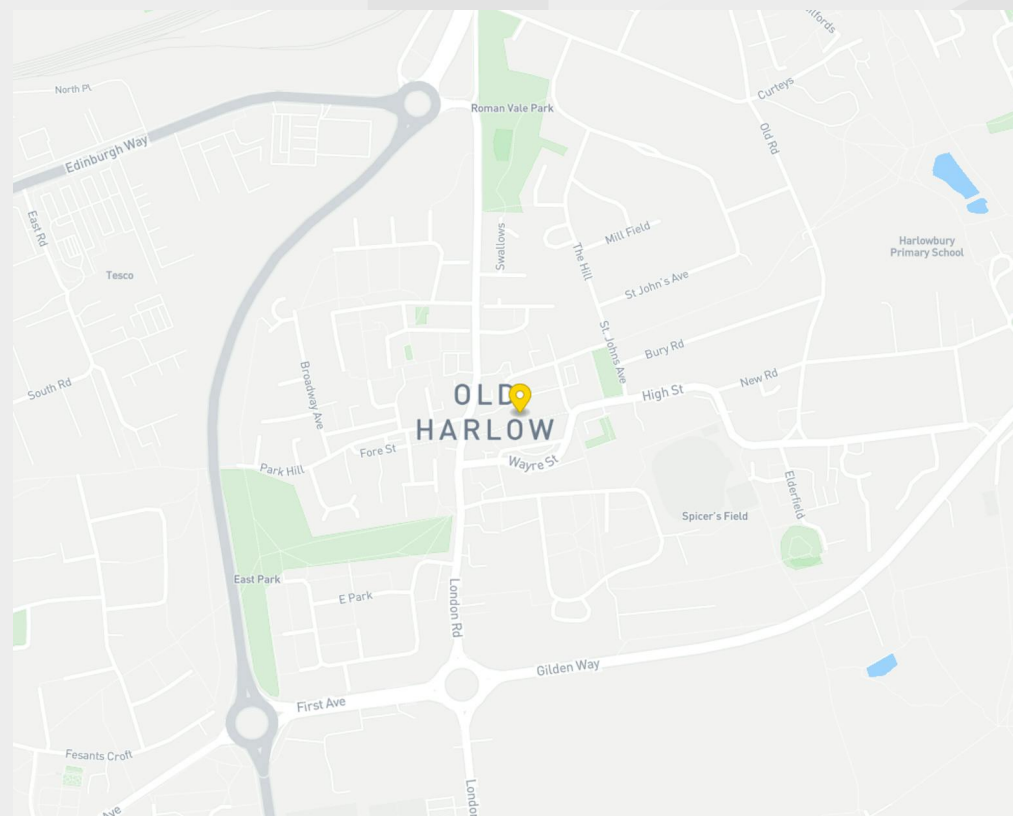


Description

Gothic House is an attractive unbroken three storey building, at a corner position on High Street and Station Road in the centre of Old Harlow. Whilst the building is not Listed, it is in a conservation area. Occupiers of the surrounding commercial environment include estate agents, financial advisors and solicitors as well as a number of independent retailers, coffee shops and eateries.

Location

Old Harlow is one of the original villages now forming part of the larger town of Harlow. The High Street is pedestrianised, whilst Station Road is a busy vehicular route linking the B183 to the A414, close to the Harlow Mill railway station. Junction 7a of the M11 motorway gives swift access to London and is approximately 2.5 miles from the property.



Accommodation / Availability

| Unit | Sq ft | Sq m | Rent | Service charge | Availability |
|-----------------------|--------------|---------------|----------------|----------------|--------------|
| Ground - Gothic House | 1,600 | 148.64 | £34,000 /annum | On Application | Let |
| Ground - Rooms 8-9 | 388 | 36.05 | £8,400 /annum | On Application | Let |
| 1st - Room 1-3 | 374 | 34.75 | £6,540 /annum | On Application | Let |
| 1st - Room 4-5 | 495 | 45.99 | £7,200 /annum | £500 /annum | Let |
| 1st - Room 6 | 1 | 0.09 | £7,200 /annum | £1,000 /annum | Let |
| Total | 2,858 | 265.52 | | | |

Tenure

Freehold

EPC

C

VAT

Applicable

Configuration

Upon enquiry

Contacts

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Further Information

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