

lot 35

32 Broad Walk Harlow, Essex CM20 1JD

Rent
£200,000
per annum
exclusive

Prime Freehold Retail Investment

- Let to W H Smith Retail Holdings Limited
- Prime pedestrianised town centre location
- Next to The Harvey Shopping Centre
- Six Week Completion

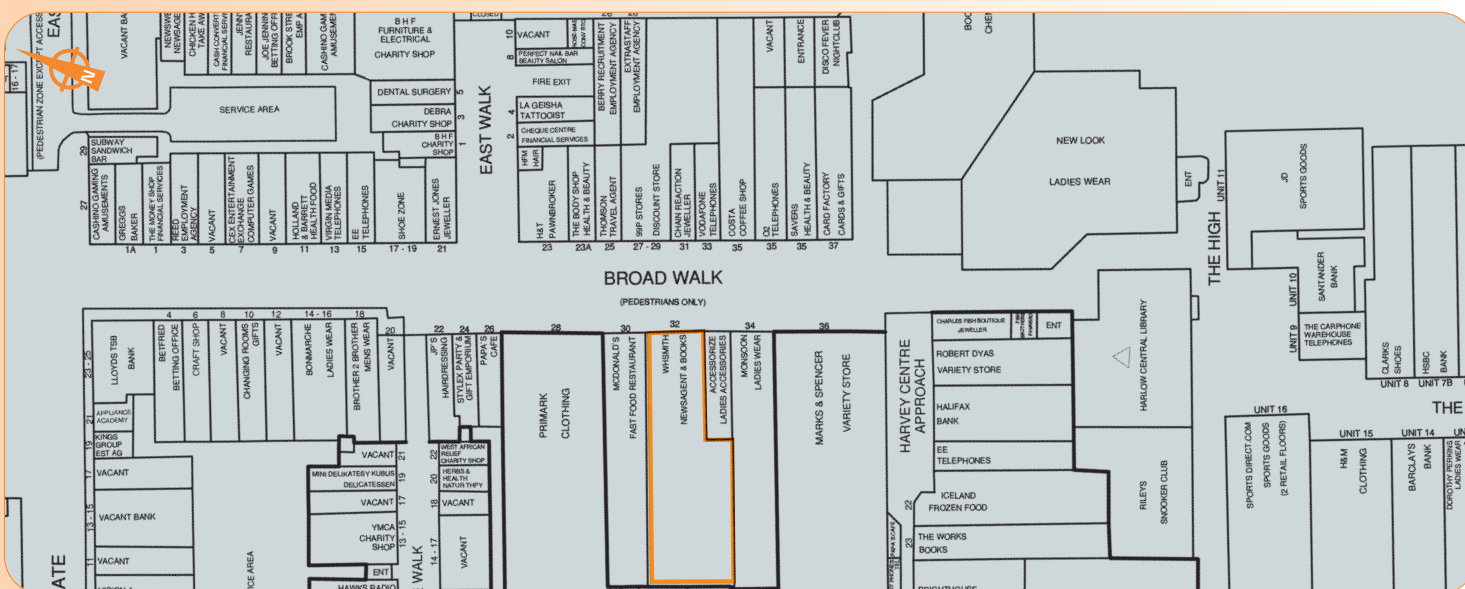


On Behalf of
R S Morgan and
R J Goode Acting
as Joint LPA Receivers



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Location

Miles: 8 miles south-west of Bishop's Stortford
20 miles west of Chelmsford
25 miles north-east of Central London

Roads: M11, A414, M25, A10,
Rail: Harlow Town Rail Station
Air: Stansted Airport, London City

Situation

The property is situated in a prime retailing position on west side of pedestrianised Broad Walk immediately adjacent to the major Harvey Shopping Centre which has over one million square feet of retailing space in over 78 units. Occupiers within the Harvey Centre include Primark, Marks & Spencer, Vision Express and Argos. Other neighbouring on Broad Walk include McDonalds, Monsoon, The Body Shop, Costa and O2.

Description

The property comprises ground floor retail and ancillary accommodation with further ancillary accommodation on both the first and second floors.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting as agents in respect of this sale without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	816.3 sq m (8,786 sq ft)	WH SMITH	15 years from 24/01/2001 on	£200,000	23/06/2016
First	Ancillary	194.20 sq m (2,090 sq ft)	RETAIL	a full repairing and insuring		
External Storage	Ancillary	68.50 sq m (737 sq ft)	HOLDINGS LTD (1)	lease		
Totals		1,079 sq m (11,613 sq ft)			£200,000	

(1) WH Smith Retail Holdings Ltd are a subsidiary of WH Smith plc. WH Smith was created in 1828 and currently operate from over 1,200 outlets nationwide. (www.whsmith.co.uk)

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