

Shop To Let - Harwich, CO12

TO LET

180-182 High Street,
Harwich, CO12 3AP

Harston&Co

For more information call us
on 020 3371 0061



Highlights

- Shop to let close in a popular spot on High Street, Harwich
- Measuring approximately 632 square feet (58.7 square metres)
- Approximately 0.1 miles from Dovercourt train station
- Available with a new lease and no premium
- EPC Rating - D

Location

The property is located on High Street, Harwich and Victoria Street. Dovercourt train station is 0.1 miles away providing a direct service to London Liverpool Street. The area is well served by buses.

Please note all distances given are approximate only.

Description

A ground floor lock up shop with an open plan layout that measures approximately 632 square feet (58.7 square metres). The property is suitable for a range of uses, subject to appropriate consents being obtained.

Business Rates

The property needs to be re-rated due to the basement recently being self-contained. It is expected, although we offer no warranties and all interested parties are to rely on their own enquires, that the Rateable Value would be in the region of £4,800 per annum for the ground floor.

We would anticipate most tenants being able to obtain small business rates relief. All interested parties are advised to check their eligibility with the London Borough of Bexley business rates department.

Terms

The property is available on a new lease at £6,000 per annum with further terms to be agreed. All negotiations are strictly subject to contract.



Rent:

£6,000 per annum

Harston&Co

[harstonandco.co.uk](https://www.harstonandco.co.uk)

020 3371 0061

info@harstonandco.co.uk

[in](https://www.linkedin.com/company/harstonandco) [t](https://twitter.com/harstonandco) [@harstonandco](https://www.instagram.com/harstonandco)

Aldgate Tower, 2 Lemn Street, London, E1 8FA

Subject to contract Harston&Co on its behalf and for the vendors or lessors of this property whose agents give notice that: The particulars within this document are for general guidance only and do not constitute any part of an offer or contract for sale or lease. Any statements or representations should not be relied upon as fact, and any interested parties should satisfy themselves as to the accuracy of any statement. Unless otherwise stated, all prices and rents are exclusive of VAT and are subject to change. Harston&Co is the trading name of Harston Property Ltd registered in England No: 10618714.