

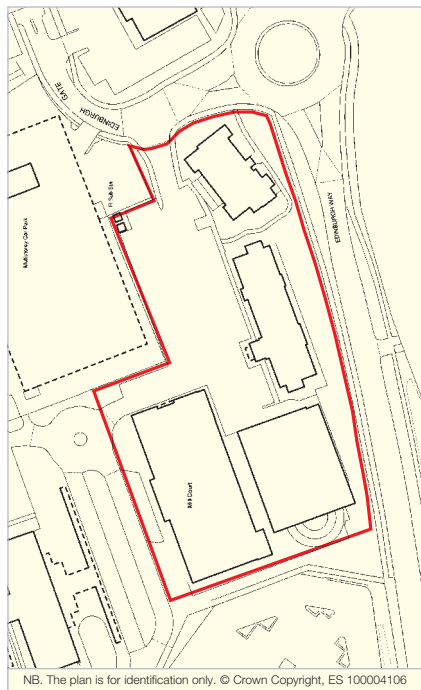
Harlow

Units 1-5 Mill Court Harlow Exchange Station Approach Edinburgh Way Essex CM20 2JA

- **Freehold Parade of Shops and Ground Rent Investment**
- Includes site of 1.185 hectares (2.92 acres)
- Long Leasehold premises include Travelodge, Toby Carvery and 84 flats
- Rent Reviews from 2015
- Total Current Rents Reserved

£164,980 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location
Harlow is designated a New Town and is located 25 miles north of Central London and serves a population of 78,000. The town enjoys excellent communications, being adjacent to the M11 (Junction 7) as well as having good train services to London Liverpool Street (under 40 minutes). The property is situated adjacent to Harlow Town Station, to the north of the town centre, and is bounded by Edinburgh Way which forms the A414 and links to the A10. The Burnt Mill Industrial Estate is immediately to the west of the Harlow Retail Park about a mile to the east.

Description
The property comprises a site extending to 1.185 hectares (2.92 acres), on which have been built three buildings and a two level car park. Mill Court is arranged on ground and five upper floors and comprises a parade of six retail units (two of which are double units) with 84 flats on the upper floors, which have been sold on long leases.



The shops, which face Harlow Station, each have rear access and parking to the front. At the entrance to the site on Edinburgh Way is a detached fast food unit trading as Toby Carvery, adjacent is a Travelodge hotel, both of which have been sold on 999 year leases. There is also a two level car park with 227 spaces. The majority of the spaces have been allocated to long leaseholders.

VAT
VAT is applicable to this lot.

Documents
The legal pack will be available from the website www.allsop.co.uk

Viewings
Viewings are by appointment only, please e-mail your request with full contact details to viewings@allsop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 31 Harlow.**

| No. | Present Lessee | Accommodation | | | Lease Terms | Current Rent £ p.a. | Next Review/ Reversion |
|------------------------|--|--------------------------|---------|-----------|--|------------------------|---------------------------|
| 1 | Sanjiv Gandotra (t/a Hogi Yogi's) | Gross Frontage | 8.02 m | (26' 4") | 15 years from 23.09.2011 Rent review every 5th year FR & I | £18,000 p.a. | Rent Review 2016 |
| | | Net Frontage | 3.43 m | (11' 3") | | | |
| | | Built Depth | 13.49 m | (44' 3") | | | |
| 2 | Vacant | Gross Frontage | 7.73 m | (25' 4") | - | - | - |
| | | Net Frontage | 3.55 m | (11' 8") | | | |
| | | Built Depth | 27.33 m | (89' 8") | | | |
| 3 | Vacant | Gross Frontage | 8.70 m | (28' 6") | - | - | - |
| | | Net Frontage | 3.49 m | (11' 5") | | | |
| | | Built Depth | 27.33 m | (89' 8") | | | |
| 4 | S & N Food Mart (Guarantee from B & K Patel) | Gross Frontage | 16.18 m | (53' 1") | 20 years from 16.03.2010 Rent review every 5th year FR & I | £55,000 p.a. | Rent Review 2015 |
| | | Net Frontage | 14.30 m | (46' 11") | | | |
| | | Built Depth | 29.44 m | (96' 7") | | | |
| 5 | Wild & Wacky | Gross Frontage | 24.40 m | (80') | 15 years from 23.03.2010 Rent review March 2012 and every 5th year thereafter FR & I | £63,180 p.a. | Rent Review 2015 |
| | | Net Frontage | 10.48 m | (34' 5") | | | |
| | | Built Depth | 26.51 m | (86' 11") | | | |
| Unit 6 | Walton Lodge Veterinary Clinics Ltd | Gross Frontage | 7.83 m | (25' 8") | 15 years from 16.03.2010 Rent review every 5th year FR & I | £18,000 p.a. | - |
| | | Net Frontage | 3.55 m | (11' 8") | | | |
| | | Built Depth | 10.86 m | (35' 7") | | | |
| Flats | BDW Trading | 84 Flats Mill Court | | | 160 years from 12.11.2004 Rent review every 20 years FR & I | £10,800 p.a. | Rent Review 2024 |
| Restaurant Building | T.B.C | Toby Carvery Unit | | | 999 years from 05.11.2003 | Peppercorn p.a. | |
| Hotel | Groundmere Ltd | Travelodge Hotel | | | 999 years from 27.11.2003 | Peppercorn p.a. | |
| Car Park | Various | 227 spaces on two levels | | | Various | | |

Total £164,980 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor S Knott Esq, Shoosmiths. Tel: 0370 086 6800 Fax: 0370 086 6801 e-mail: simon.knott@shoosmiths.co.uk



NB. The photograph is for identification only.