

ADAM STEIN & CO

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**LISTED BUILDING CURRENTLY UNDER B1 OFFICE USE
BUT SUITABLE FOR OTHER USES (S.T.P)**

TO LET (MAY SELL)

**HELMER HOUSE
HIGH WYCH
Nr HARLOW
CM21 0JJ**

Approx 1,250 SQ.FT. (116.13 SQ.M.)



Location:

The building is situated in a predominantly residential centre village location less than 10 minutes from Harlow Town Main Line railway station.

The village itself benefits from a local pub, local restaurant and convenience store and is home to the Manor of Groves Hotel offering dining, health club, swimming pool, golf and conference facilities.

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Accommodation: Available accommodation comprises of a single storey character timber framed building with exposed studwork and feature inglenook fire place (not tested). It is divided into four main rooms with 2x WC's and a shower room.

The building has been recently re-thatched and fully refurbished and has been completed to a 2nd fix stage ready for an ingoing Tenants fit out.



Amenities:

- * Unique historic building
- * Highly prominent position in picturesque setting
- * Ready for an ingoing Tenants unique specification
- * Immediately available
- * Parking for up to 6 cars
- * Further development potential (s.t.p)

Terms

Tenure: Leasehold.

Lease: A new Full Repairing & Insuring Lease is available for a term of 5 years is to be granted directly from the Freeholder subject to a Landlords rolling development break clause at any time on or after the first anniversary on not less than 3 months prior written notice.

The lease will be contracted outside of the 1954 L & T Act.

NB. Tenant will be excluded from all repairing obligations towards the roof.

Rent: £23,970 per annum exclusive. Rent to be paid quarterly in advance by standing order only on the usual quarter days.

All rents, prices and premiums are exclusive of VAT under The Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

Tenants incentive: A Tenants incentive is available in lieu of fit out. Full details upon application.

Business Rates: We understand the RV to be £7,600 and the RP to be £3,731.61 for the current year. Interested parties are advised to make their own enquiries in this regard.

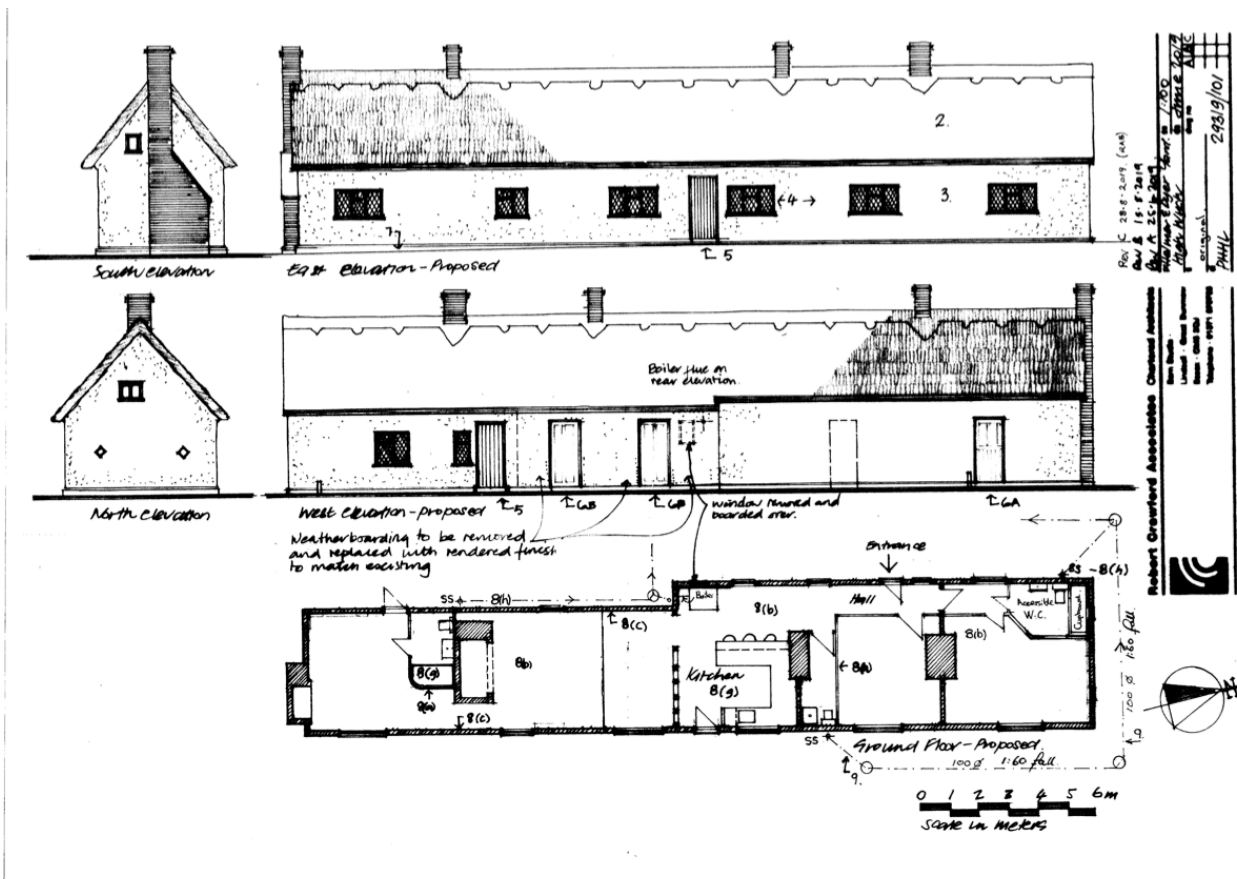
Legal Costs: The ingoing tenant will be responsible for both parties reasonable legal costs incurred in this transaction.

Possession: Immediately upon completion of legal formalities.

EPC: We understand an EPC has been commissioned and will be available shortly.

Cons. Protection & Money Laundering Regulations: It is recommended that applicants seek independent professional advice before entering into a contract on this property. It is required to gain proof of identity from companies and individuals before accepting an offer for any property.

Viewing: Strictly by prior arrangement via sole agents as above.



(indicative plans not to be relied upon for any scale)