

UNIT 13 BAYTREE CENTRE, BRENTWOOD, ESSEX, CM14 4BX

RETAIL UNIT TO LET + FIRST FLOOR STORES

1,958 sq.ft (181.90 m²)



Location

The Baytree Shopping Centre is situated in the centre of the town and is anchored by Wilko, WH Smith and Sports Direct. The subject property is situated within the covered area of the Centre other retailers in the scheme include Card Factory, Holland & Barrett, Claire's Accessories and CEX Computer Games.

Accommodation

A ground floor retail unit with first floor stores and staff accommodation. Loading access is via a rear parking loading area. Approximate areas are as follows:

Ground Floor Sales area	1,958 sq.ft (181.90 m ²)
First Floor Storage area	932 sq.ft (86.59 m ²)
First Floor Office & staff area	110 sq.ft (10.22 m ²)

Terms

A new effectively full repairing and insuring for a term to be agreed.

Rent

£40,000 per annum exclusive of service charge, rates, utilities, building insurance and VAT. Rent is payable quarterly in advance on the usual quarter days.



Service Charge

The Service Charge for the year ending 31 December 2020 is £17,249.34

Rates

Rateable Value	£35,000
UBR (2020/2021)	£0.503
Rates Payable	£17,605

Interested parties are advised to verify these figures with Brentwood Borough Council on 01277 312500

Energy Performance Asset Rating

B 26-50	45 This is how energy efficient this building is
----------------	---

Legal Costs

Each party to bear their own.

VAT

All rents and prices stated are subject to Value Added Tax.

Viewing & Further Information

By appointment with joint sole letting agents.

Contact:

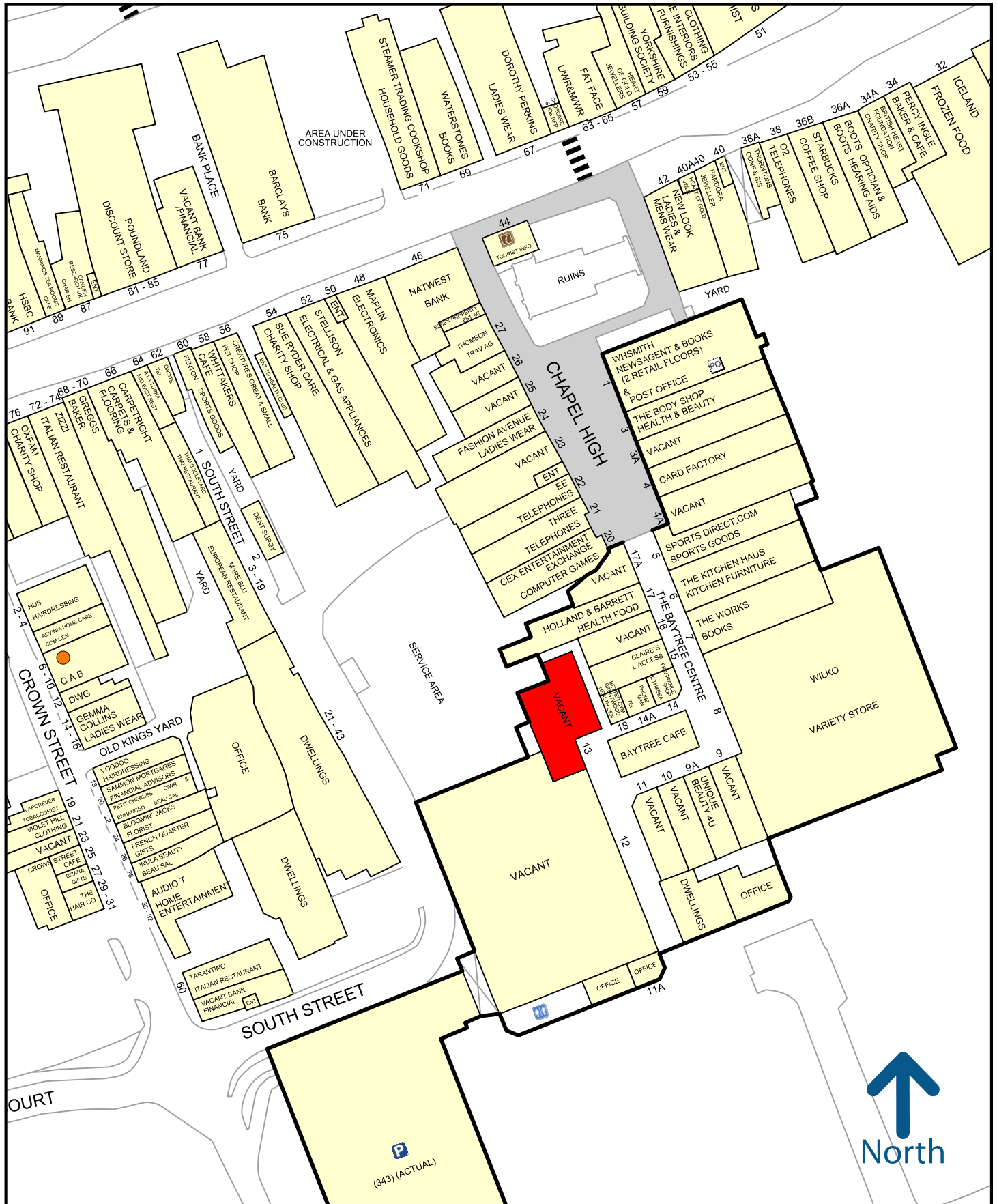
Mark Mannering of Mass & Co

mark.mannering@massandco.com

Or

Charlie Reid of CBRE

020 7182 2473



50 metres

Experian Goad Plan Created: 14/09/2018
Created By: Mass and Co



Copyright and confidentiality Experian, 2017. © Crown copyright and
database rights 2017. OS 100019885

For more information on our products and services:
w.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011