

KIOSK 1 BAYTREE CENTRE, BRENTWOOD, ESSEX, CM14 4BX

RETAIL/B1 UNIT TO LET 506 sq.ft (47.01 m²)



Location

The subject property is conveniently located to the rear of the Baytree Shopping Centre. The centre is anchored by Wilkinson, WH Smith and Sports Direct. Other retailers in the scheme include Card Factory, Body Shop, Holland & Barrett, Claire's Accessories and CEX.

Accommodation

Ground floor corner unit with high visibility and ample natural light. Approximate areas and dimensions are as follows:

Gross Frontage	10'8" (3.25 m)
Splay Frontage	8'1" (2.46 m)
Return Frontage	17'4" (5.28 m)
Internal Width	16'8" (5.08 m)
Retail Depth	33'2" (10.11 m)
Sales Area	506 sq.ft (47.01 m ²)

Lease Terms

Effectively full repairing and insuring for a term to be agreed, subject to 5 yearly upward only rent reviews.

Rent

£14,000 per annum exclusive of VAT, business rates, service charge and all other outgoings. Rent is payable quarterly in advance on the usual quarter days. VAT is applicable.

Service Charge

Projected figure for the year ending 31st December 2017 is £1400.97

Rates

Rateable Value	£9,300
UBR (2017/2018)	46.6p
Rates Payable	£4,333.80

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

Energy Performance Asset Rating

C 51-75

← 69 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 agents.

Contact:

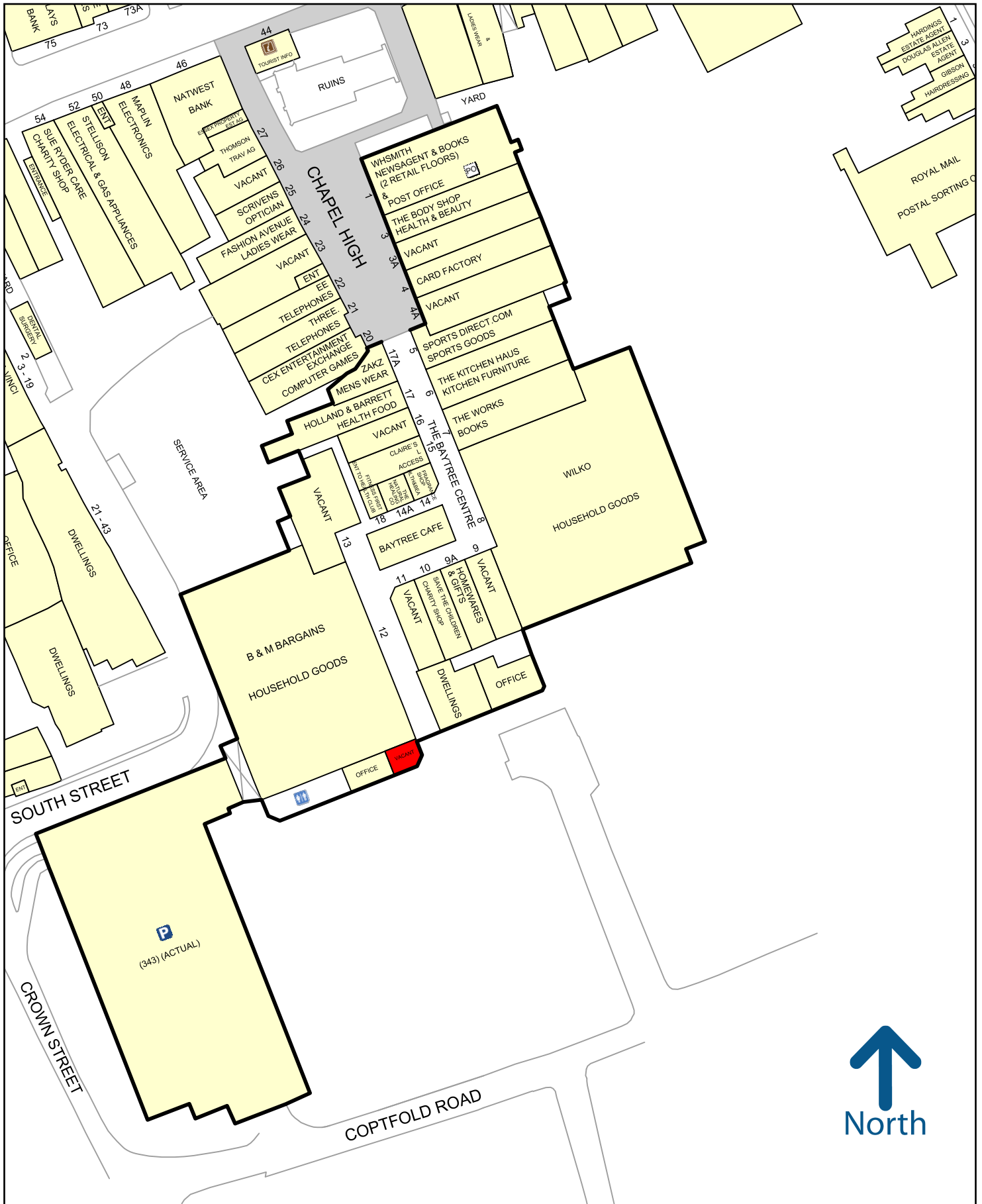
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Experian Goad Plan Created: 12/05/2016
 Created By: Mass and Co

