

# RETAIL UNIT TO LET

## BRENTWOOD, Unit 10, The Baytree Centre, Essex CM14 4BX



### Key Features

- A1 Retail Unit
- Prime Location
- Affluent Market/Commuter Town

### Viewing

By appointment via this office:

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### Location

Brentwood is an affluent Essex town with excellent connections to Central London, which will improve with the arrival of Cross Rail in 2019. The town has a primary catchment of 70,000 people and a social structure of 68% ABC1s\* (Census Data 2011).

The Baytree Centre is located at the centre of the High Street with direct access to Brentwood's largest town centre car park. The centre is anchored by **Wilko** and **Sports Direct**. Other retailers in the centre include **WH Smith**, **The Body Shop**, **EE**, **Three** and **Holland & Barrett**. Other nearby retailers on the High Street include **M&S**, **New Look**, **Fat Face** and **Waterstones**.

### Description

Ground floor retail unit with rear loading access and first floor storage. Approximate areas and dimensions are as follows:

### Accommodation

Gross Frontage	17' 9"	5.41 m
Internal Width	17' 0"	5.18 m
Depth	62' 3"	18.97 m
Ground Floor Sales	940 sq ft	87.33 sq m
Storage	671 sq ft	62.34 sq m
<b>Total</b>	<b>1,611 sq ft</b>	<b>149.67 sq m</b>

### Terms

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

### Rent

**£28,000** 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 service charge for the year ending 31<sup>st</sup> December 2017 is £7,518.46.

### Rates

We are verbally informed by the Local Rating Authority that the current Rateable Value of the shop is £25,000 and the rates payable are £11,650 pa. The UBR for 2017/2018 is 46.6p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

### EPC

EPC is available on request.

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Not to scale.

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