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
Total	1,611 sq ft	149.67 sq m

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^{st} 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.

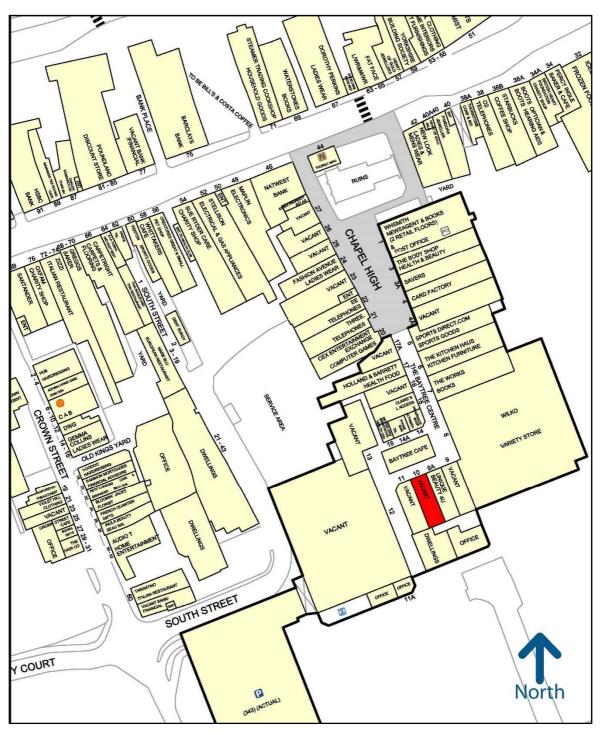
EPC

EPC is available on request.



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Not to scale.

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