

# RETAIL UNIT TO LET

## BRENTWOOD, Unit 17a, The Baytree Centre, Essex CM14 4BX



### Key Features

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

### Viewing

By appointment via this office:

#### Charlie Reid

t: +44 (0) 20 7182 2473

m: +44 (0) 7896 072 899

e: charlie.reid@cbre.com

#### Callum Mortimer

t: +44 (0) 207 182 8153

m: +44 (0) 7714 145 932

e: callum.mortimer@cbre.com

or our Joint Agent:

Mark Mannering

Mass & Co

T: +44 (0) 1277 201 300

### CBRE Limited

Henrietta House, Henrietta Place  
London W1G 0NB

[www.cbre.co.uk/retail](http://www.cbre.co.uk/retail)

Date of Issue 14-Nov-2017

### 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

Retail unit with first floor storage, WCs, kitchen and rear loading access occupying a corner position within the covered part of the centre. Approximate areas and dimensions are as follows:

### Accommodation

Gross Frontage	26' 7"	8.10 m
Return Frontage	6' 5"	1.96 m
Internal Width (max)	27' 5"	8.36 m
Depth	30' 8"	9.35 m
Ground Floor Sales	656 sq ft	60.94 sq m
Ground Floor Storage	68 sq ft	6.32 sq m
First Floor Storage	314 sq ft	29.17 sq m
<b>Total</b>	<b>1,038 sq ft</b>	<b>96.43 sq m</b>

### Terms

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

### Rent

**£35,000** 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 £4,208.82.

### Rates

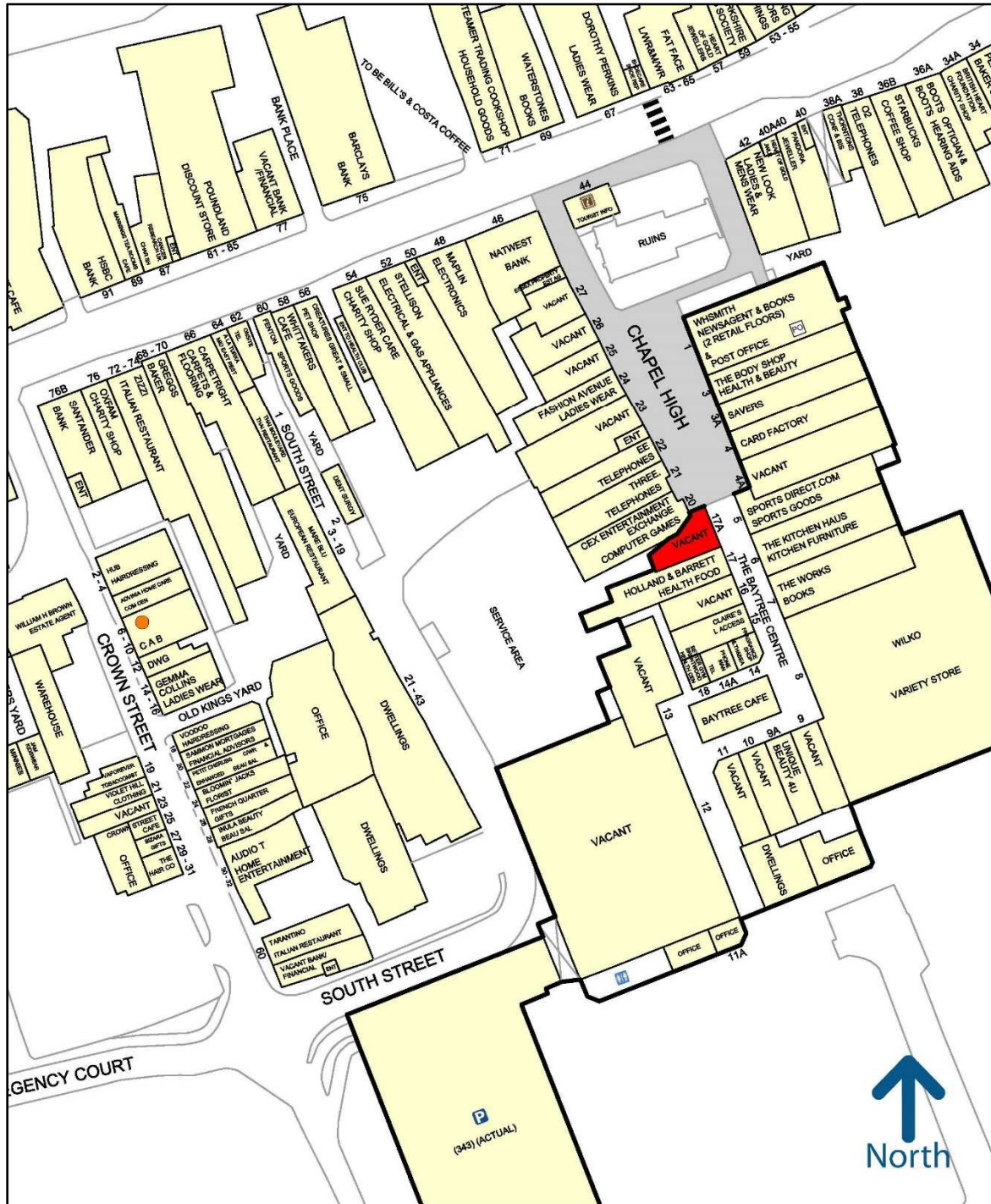
We are verbally informed by the Local Rating Authority that the current Rateable Value of the shop is £21,500 and the rates payable are £10,019 pa. The UBR for 2017/2018 is 46.6p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

### EPC

EPC is available on request.

# RETAIL UNIT TO LET

BRENTWOOD, Unit 17a, The Baytree Centre, Essex CM14 4BX



Not to scale.

Experian Goad Digital Plans include mapping data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office.

© Crown Copyright and Experian Copyright. All rights reserved. Licence number PU 100017316.

© Crown Copyright, All rights reserved. CBRE Ordnance Survey Licence Number: 100019184

DISCLAIMER: CBRE Limited

CBRE Limited on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute a part of an offer or contract. 2. Whilst CBRE Limited uses reasonable endeavours to ensure that the information in these particulars is materially correct, any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. CBRE Limited as such cannot be held responsible for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the content of these particulars. 3. No person in the employment of CBRE Limited has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all purchase prices and rents are correct at the date of publication and, unless otherwise stated, are quoted exclusive of VAT. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

