

RETAIL UNIT TO LET

BRENTWOOD, Unit 23, The Baytree Centre, Essex CM14 4BX



Key Features

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

Viewing

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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

Retail shop with rear access and first floor storage. Approximate areas and dimensions are as follows:

Accommodation

Gross Frontage	18' 0"	5.49 m
Internal Width (widening to 25' 8" (7.82 m))	16' 0"	4.88 m
Depth	75' 1"	22.89 m
Ground Floor Sales	1,716 sq ft	159.42 sq m
Storage	590 sq ft	54.81 sq m
Total	2,306 sq ft	214.23 sq m

Terms

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

Rent

£51,000 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

Projected service charge for the year ending 31st December 2017 is £4,208.82.

Rates

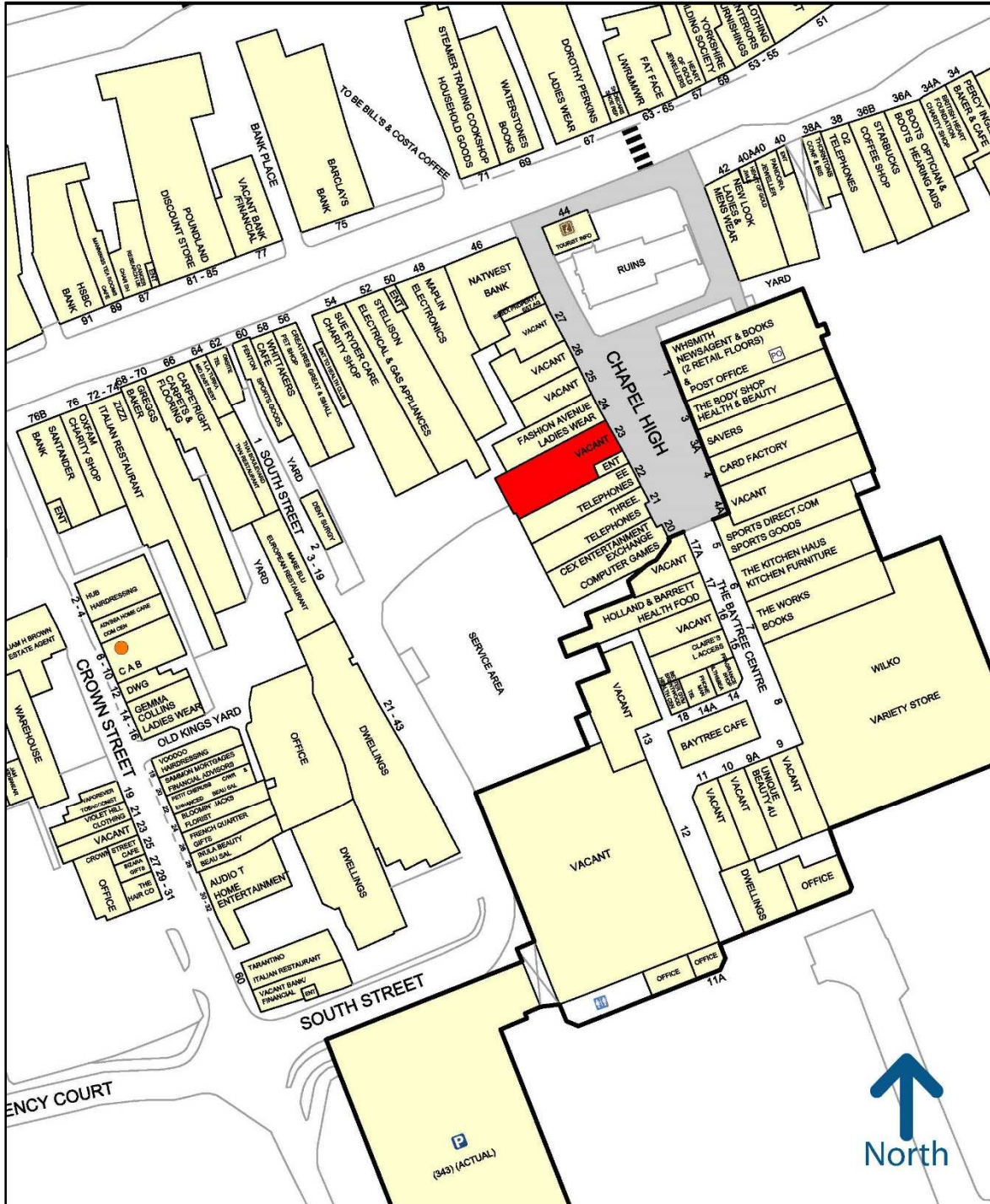
We are verbally informed by the Local Rating Authority that the current Rateable Value of the shop is £63,000 and the rates payable are £31,311 pa. The UBR for 2017/2018 is 49.7p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

EPC

EPC is available on request.

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Not to scale.

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