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# GEORGE YARD

## BRAINTREE SHOPPING CENTRE



SHOP (A1) OPPORTUNITIES AVAILABLE IN THE HEART OF BRAINTREE  
SIZES RANGING FROM 221 SQ FT - 8,898 SQ FT APPROX.

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## LOCATION

Braintree is a bustling historic market town situated in Essex. The town has a long rich history in agriculture and textile trading. The town and the wider area is home to at least 53,000 inhabitants (2011 Census) and is serviced by two main roads leading to Chelmsford and Bishops Stortford and a railway line terminating at London Liverpool Street.

## GEORGE YARD

George Yard is situated in the heart of Braintree, connecting High Street and Bank Street to one of the main roads coming into and out of Braintree and benefits from a mix of quaint character cafes and larger purpose-built shops. The scheme has a range of both national operators, including but not limited to; Boots, WH Smith, Superdrug, Toni & Guy and anchor tenants The Co-operative, to trendy independent and local operators.

## ACCOMODATION

Unit	Sales	Ancillary	Rent (pax)	Rateable Value
Unit 17	221 sq ft		£13,000	£9,000 (relief may apply)
Unit 23	664 sq ft	748 sq ft	£30,000	£24,250
Unit 25 & 26	1,519 sq ft	1,823 sq ft	£72,000	£51,000
Unit 34	4,696 sq ft	2,462 sq ft	Upon Application	£90,000

Floor plans are available on request.

## LEASE TERM

Available by way of a new Full Repairing and Insuring effective lease for a term to be agreed.

## EPC

An EPC can be made available on request.

## VIEWING

Viewing are strictly to be made via prior appointment via Joint Sole Agents BC Retail and Mass & Co.



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## Misrepresentation Act:

Whilst every care is taken in the preparation of these particulars BC Retail and the vendor / lessor take no responsibility for any error, mis-statements or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority to make any representation or warranty in relation to this property.

SUBJECT TO CONTRACT