

01206 577667

www.whybrow.net

High Street Shop – For Sale

 Whybrow



## Unit 2, 81-83 High Street, Braintree, Essex, CM7 1JS

Asking Price: £220,000

865 Sq. Ft (80.36 Sq. M)

- Prominent High Street Location
- Close to the Prime Pitch George Yard
- Bust Pedestrian Area

## Location

Braintree is an attractive market town with a resident population of circa 45,000 people and an immediate catchment of circa 150,000. The town has grown strongly in recent years as a result of improved communication links via the A120 to the M11, Stansted Airport etc. and a regular intercity rail link to London Liverpool Street.

The property is on the western edge of the High Street on the junction of the High Street and Sandpit Lane which leads to the popular George Yard Shopping Area and its multi storey parking (715 spaces).



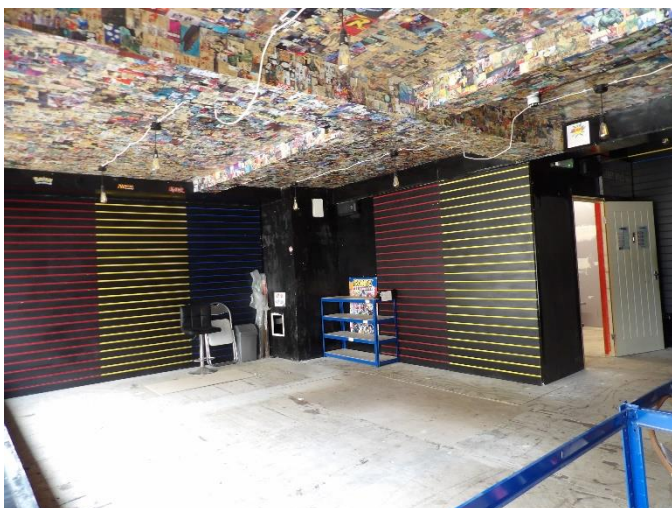
## Description

The shop forms part of the former Litten Tree public house which has been newly refurbished this property offers the final ground floor retail unit in this mixed-use development.

The shop has been completed to a shell condition incorporating a fitted shopfront and capped services.

## Accommodation

The property benefits from a Net Internal Area (NIA) of 865 sq. ft (80.36 sq. m).



## Asking Price

£220,000 (Two Hundred and Twenty Thousand Pounds)

## Town Planning

The property has an established Class A1 (Retail)/Class A2 (Financial) Use. A D1 (Non – Residential Institution) planning application is currently pending. Interested parties are advised to contact the Braintree District Council on 01376 552525.

## Business Rates

The property appears in the Valuation List with a Rateable Value of £14,250.

## VAT

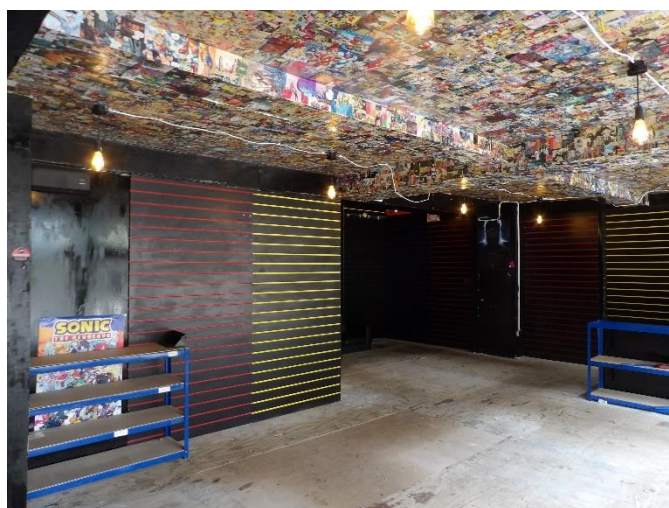
The property is elected for VAT.

## Legal Fees

Each party is to bear their own legal costs throughout the course of any transaction.

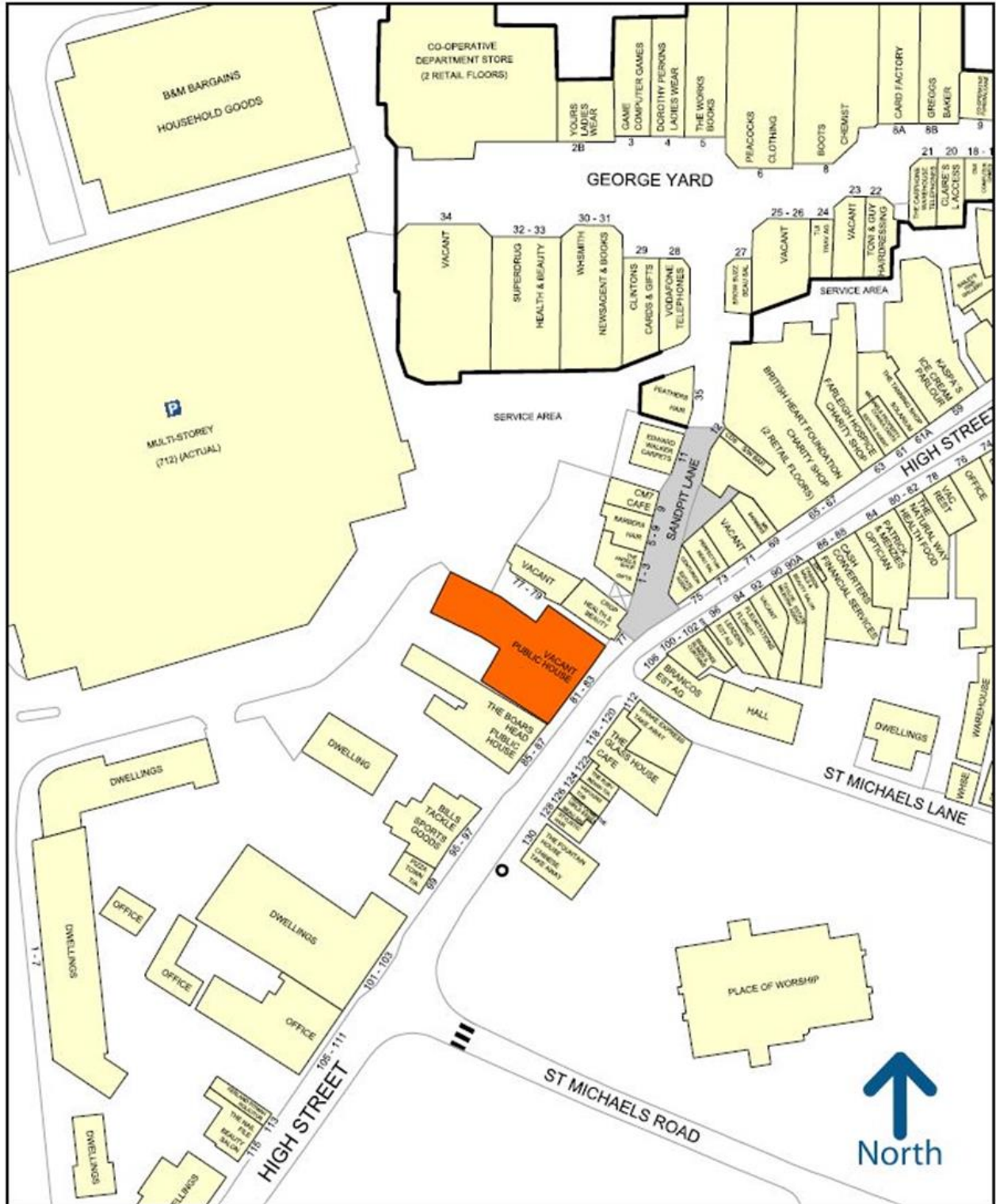
## Energy Performance Certificate

The unit has a current EPC rating of B33.









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