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 Whybrow

Town Centre Retail Premises – To let



7 Market Street, Braintree, Essex, CM7 3YA

Asking Rent: £14,000 Per Annum Exclusive

885 Sq. Ft (82 Sq. M)

- Prominent Town Centre Location
- New Lease Available
- May Suit A Variety Of Uses STP
- Busy Pedestrian Thoroughfare
- Incentives Available

Location

Braintree is a growing Essex market town with a population of around 45,000. It enjoys excellent transport links due to its close proximity of the busy A120 and around 15 miles west of Colchester and north of Chelmsford. There are direct rail links into London Liverpool Street with a journey time of around 1 hour and London Stansted Airport within 15 miles.

Located in a popular shopping precinct on a pedestrian route allowing access from Tesco to the High Street. The property is near George Yard and is predominantly occupied by independent retailers.



Description

The property comprises a retail unit over ground and first floor level. The ground floor comprises a predominantly open plan retail space with WC and kitchenette facilities to the rear. The shopfront benefits from two glazed windows and a centrally located pedestrian doorway.

Accommodation

We are advised that the property has the following Nett Internal Areas (NIA):

Ground Floor	614 sq. ft (57 sq. m)
First Floor Storage	271 sq. ft (25 sq. m)
Total	885 sq. ft (82 sq. m)

Terms

The property is to be offered by way of a new lease for a term of years to be agreed.

Rent

£14,000 per annum exclusive of VAT, business rates, and all other outgoings.

VAT

All rents quoted are exclusive of Value Added Tax which is applicable.

Service Charge

We understand that the property is subject to a service charge. Further details available upon request.

Legal Fees

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

Planning

We understand the property benefits from a Class E (Retail) Use.

Interested parties should make their own investigations of Braintree District Council on 01376 552525.

Business Rates

We are advised that the property appears in the Valuation List with a Rateable Value of £8,700.

Energy Performance Certificate

The property has an EPC of D78





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