

01206 577667

www.whybrow.net

 Whybrow

Ground Floor Retail Unit– To Let



18 New Street, Braintree, Essex, CM7 1ES

Asking Rent: £12,500 Per Annum Exclusive

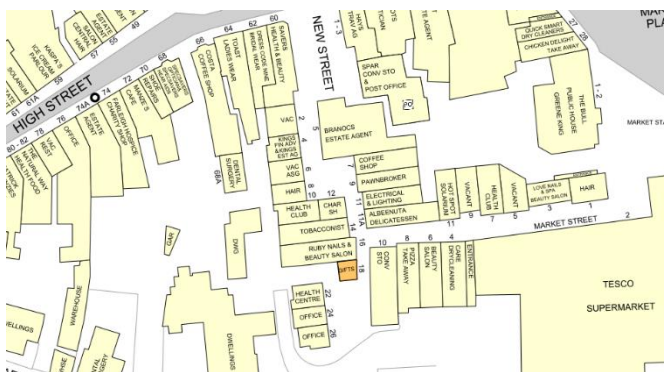
426 Sq. Ft (39.54 Sq. M)

- Ground Floor Retail Shop
- Town Centre Location
- May Suit A Variety Of Uses (Subject to Planning)
- New Lease 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.

The property is located within the Southern area of Braintree town, under an archway, within a pedestrian route allowing easy access through to the High Street. The area is predominantly occupied by independent retailers.



Description

The property comprises a predominantly open plan retail space at ground floor level, with a return frontage and security grills to the windows. Benefiting from double door rear access and a small WC and handbasin.

Accommodation

The property benefits from a Nett Internal Area (NIA) of **426 (39.54 sq m)**

Asking Terms

The property is available by way of a new Full Repairing and Insuring (FRI) Lease for a term of years to be agreed, with regular upward only rent reviews.

Rent

£12,500 per annum exclusive of Business Rates, VAT, Service Charge and all other outgoings

Rateable Value

The property appears in the Valuation List with a Rateable Value of £7,400.

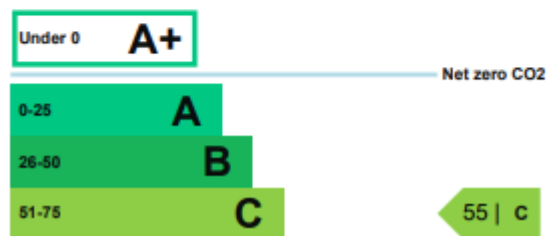
Small Business Rates Relief may apply and interested parties are advised to contact the local Council to obtain all town planning information required.

Energy Performance Certificate

The property has an EPC rating of C55.

Energy efficiency rating for this property

This property's current energy rating is C.



Legal Fees

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



Maria Newman
m.newman@whybrow.net
01206 577667



Chantelle Goodyear
Chantelle.goodyear@whybrow.net
01206 577667