

01206 577667

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 **Whybrow**

Retail/Office Space – To Let



19 Bardfield Centre, Great Bardfield, Braintree, CM7 4SL

Asking Rent: £7,000 Per Annum Exclusive

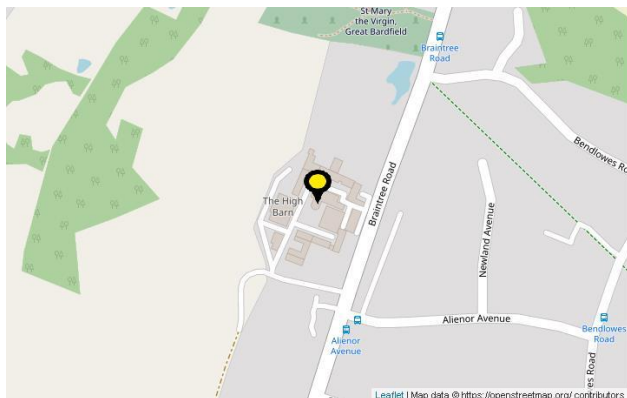
312 Sq. Ft (29 Sq. M)

- Recently Redecorated
- Service Charge Included
- Kitchenette and WC Facilities
- New Lease Available
- Would Suit a Variety of Uses

Location

Great Bardfield is a picturesque village situated in the Braintree district of Essex, just under 10 miles North-West of Braintree and 12 miles South-East of Saffron Walden. It is located within a conservation area and has a significant number of medieval and later listed buildings.

The property forms part of the Bardfield Centre, just off the High Street via a shared drive. The majority of buildings have recently been converted into residential, providing a pleasant working environment to suit a variety of businesses.



Description

The property comprises an attractive ground floor end of terrace office building under a slate mono-pitch roof, benefiting from a kitchenette and single toilet. The property also benefits from new double-glazed doors and windows and new electric wall mounted heating.

Accommodation

The property benefits from a Net Internal Area (NIA) of approx. 312 sq.ft (29 sq.m)

Asking Terms

The property is available by way of a new Internal Repairing and Insuring (IRI) lease for a term of years to be agreed with regular upward only rent reviews.

Rent

£7,000 per annum inclusive of service charge and exclusive of Business Rates, VAT and all other outgoings.

Rateable Value

We are advised by Braintree District Council that the property appears in the Valuation List with a Rateable Value of £4,050. Small Business Rates Relief may apply.

Legal Fees

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

Energy Performance Certificate

We are awaiting receipt of an EPC.





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