

# RETAIL UNIT TO LET

## BRENTWOOD

### UNIT 12, THE BAYTREE CENTRE



#### Description

The Baytree Shopping Centre is situated in the middle of Brentwood Town Centre and is anchored by **Wilko, WH Smith** and **Sportsdirect**. Other retailers in the scheme include **Card Factory, EE, Holland & Barrett, Claire's** and **CEX**. Other retailers nearby and on the High Street include **M&S, Nando's, Waterstones** and **Sainsbury's**.

Please refer to the attached copy of the street traders plan for further details.

#### Accommodation

The premises are arranged over ground and first floors with rear loading access, comprising the following areas and dimensions:

<b>Ground Floor</b>	14,978 sq. ft. (1,391.50 sq. m)
<b>First Floor</b>	7,803 sq. ft. (724.92 sq. m)
<b>Total</b>	<b>22,608 sq. ft. (2,100.35 sq. m)</b>

The premises may be split to suit certain size requirements.

#### Lease

The premises are available on a new effectively full repairing and insuring lease for a term to be agreed subject to 5 yearly upward only rent reviews.

#### Rent

The premises are available on a new effectively full repairing and insuring lease for a term to be agreed subject to 5 yearly upward only rent reviews.

#### Service Charge

A service charge may be applicable.

#### Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

<b>Rateable Value</b>	£224,000
<b>UBR (20/21)</b>	0.512p

All parties are to be advised to make their own enquires to the relevant authority.

#### EPC

An EPC has been commissioned. A full report is available upon request.

#### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

#### Viewing

Strictly by appointment through joint agents, **Green & Partners**, contacting:

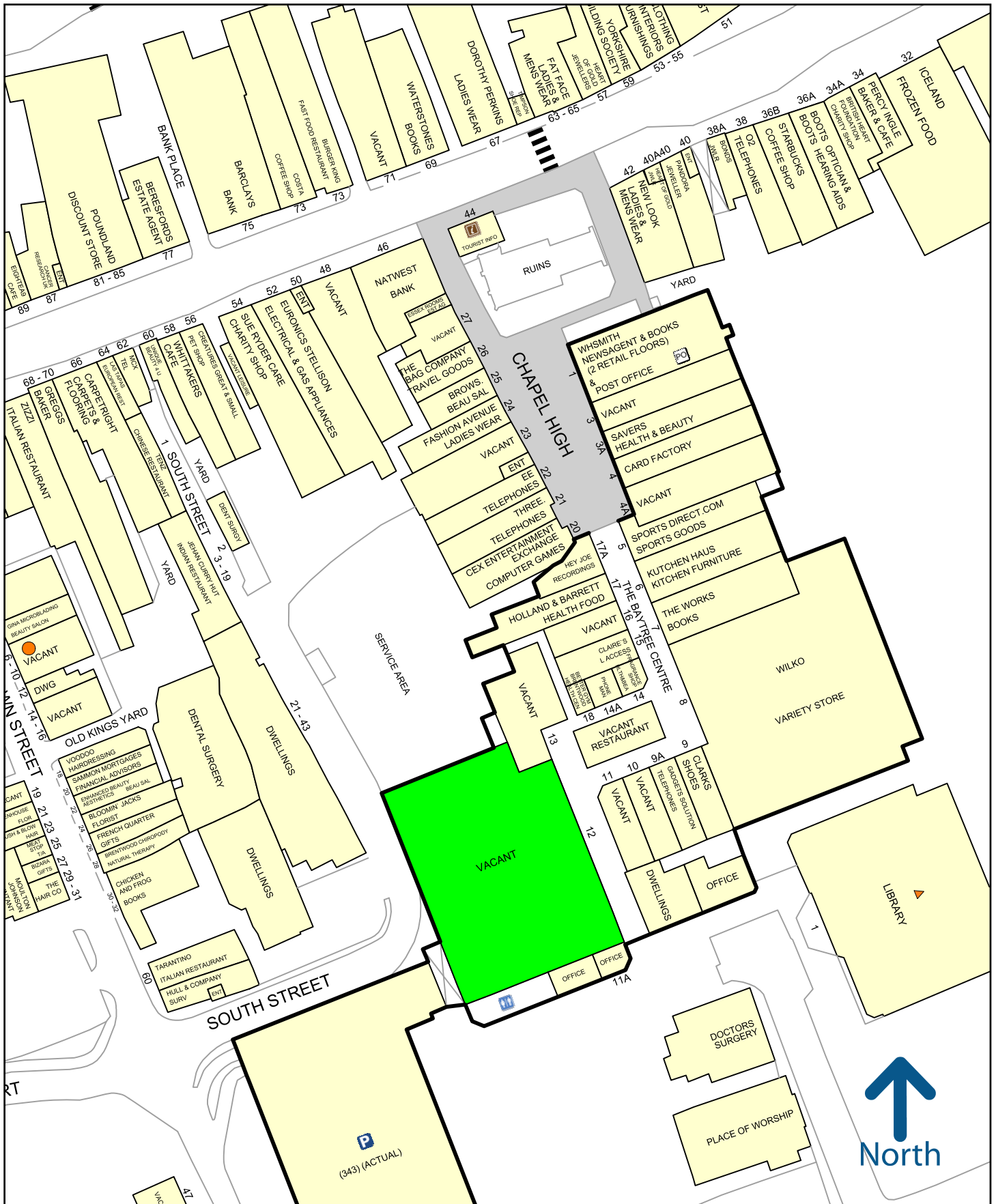
**Mike Willoughby** 020 7659 4827  
mike.willoughby@greenpartners.co.uk

**Harry Silcock** 020 7659 4839  
harry.silcock@greenpartners.co.uk

Or, **Mass & Co**, contacting:

**Mark Mannering** 01277 201300  
mark.mannering@massandco.com

Subject to Contract



50 metres

Experian Goad Plan Created: 04/07/2020  
Created By: Green and Partners



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