## green&partners

# RETAIL UNIT TO LET BRENTWOOD UNIT 10, THE BAYTREE CENTRE



## **Business Rates**

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

Rateable Value	£25,000
UBR (20/21)	0.499p

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

## **EPC**

The property has an EPC rating of C 70. 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

## Description

The Baytree Shopping Centre is situated in the middle of Brentwood Town Centre and is anchored by **Wilko, WH Smith** and **Sportsdirect**. Notable retailers in the scheme include **Card Factory, The Body Shop, 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 floor and first floors with rear loading access, comprising the following areas and dimensions:

Gross Frontage	17 ft 9 ins	(5.41 m)
Internal Width	17 ft	(5.18 m)
Retail Depth	62 ft 3 ins	(18.97 m)
Sales Area	940 sq. ft.	(87.33 sq. m)
Storage Area	671 sq. ft.	(62.34 sq. m)
Total	1,611 sq. ft.	(149.67 sq. m)

## 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

£28,000

per annum exclusive.

## **Service Charge**

The current service charge for the financial year is £8,390.39 per annum.

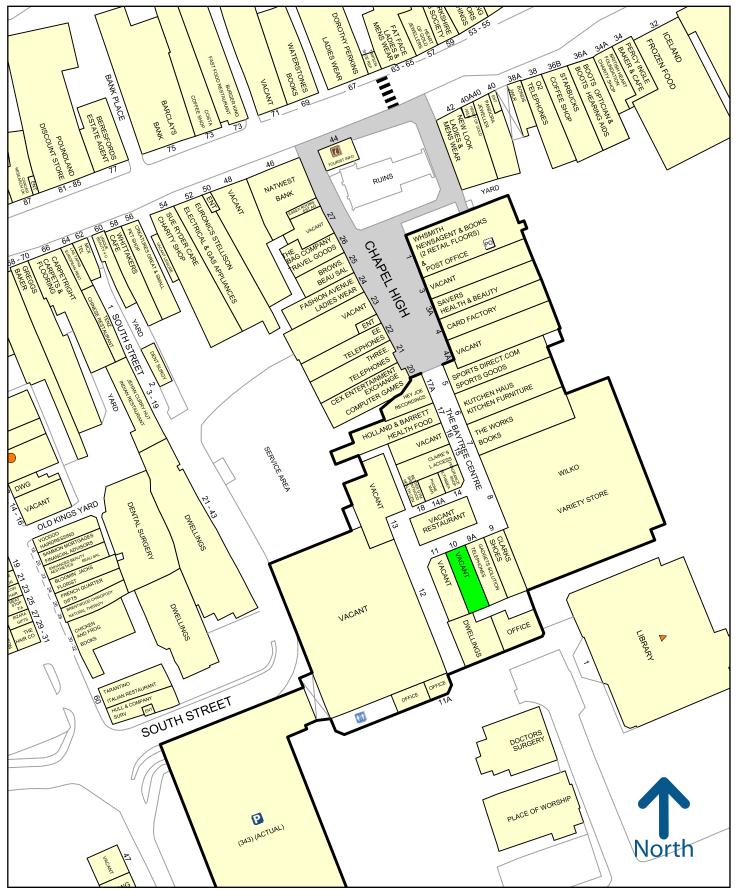
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50 metres

Map data

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