

# RETAIL UNIT TO LET

## BRENTWOOD

### UNIT 3, THE BAYTREE CENTRE



#### Description

The Baytree Shopping Centre is situated in the middle of Brentwood Town Centre and is anchored by **Wilko** and **Sportsdirect**. Notable retailers in the scheme include **EE**, **Card Factory**, **Claire's**, **WH Smith**, **Holland & Barrett** and **Savers**. 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 with WC and rear loading access, comprising the following areas and dimensions:

<b>Internal Width</b>	16 ft 8 ins	(5.08 m)
<b>Sales Depth</b>	51 ft 2 ins	(15.60 m)
<b>Ground Floor Sales</b>	887 sq. ft.	(82.40 sq. m)
<b>Ground Floor Ancillary</b>	295 sq. ft.	(27.41 sq. m)
<b>Total</b>	<b>1,182 sq. ft.</b>	<b>(109.81 sq. m)</b>

#### 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

## £42,750

per annum exclusive.

#### Service Charge

The current service charge for the financial year is £6,484.96 per annum.

#### Business Rates

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

<b>Rateable Value</b>	£32,750
<b>UBR (20/21)</b>	0.499p

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

#### EPC

The property has an EPC rating of D 100. 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:

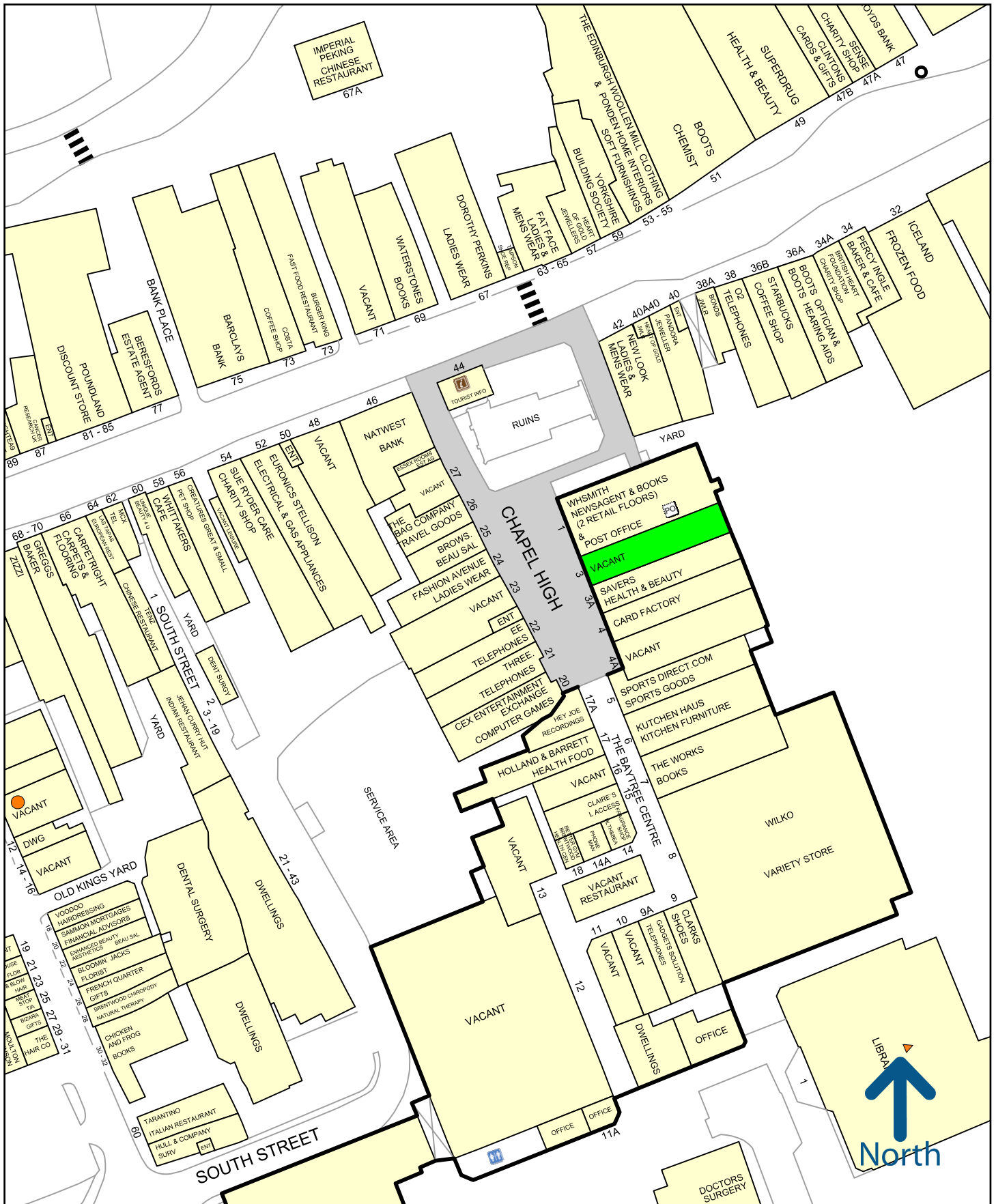
**Mike Willoughby** 020 7659 4827  
mike.willoughby@greenpartners.co.uk

**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



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



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