

# RETAIL UNIT TO LET

# BRENTWOOD

## UNIT 13, THE BAYTREE CENTRE



### Description

The Baytree Shopping Centre is situated in the centre of the town and is anchored by **Wilko**, **WH Smith** and **Sportsdirect**. The subject property is situated within the covered area of the Centre. Other retailers in the scheme include **Card Factory**, **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:

<b>Ground Floor Sales</b>	1,958 sq. ft.	(181.90 sq. m)
<b>First Floor Storage</b>	932 sq. ft.	(86.59 sq. m)
<b>First Floor Office &amp; Staff</b>	110 sq. ft.	(10.22 sq. m)
<b>Total</b>	<b>3,000 sq. ft.</b>	<b>(278.71 sq. m)</b>

### Lease

The premises are available on a new effectively full repairing and insuring lease for a term to be agreed.

### Rent

# £40,000

per annum exclusive.

### Service Charge

The current service charge for the financial year is £17,249.34 per annum.

### Business Rates

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

<b>Rateable Value</b>	£35,000
<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 B 45. 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:

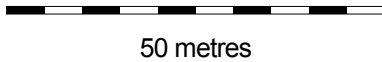
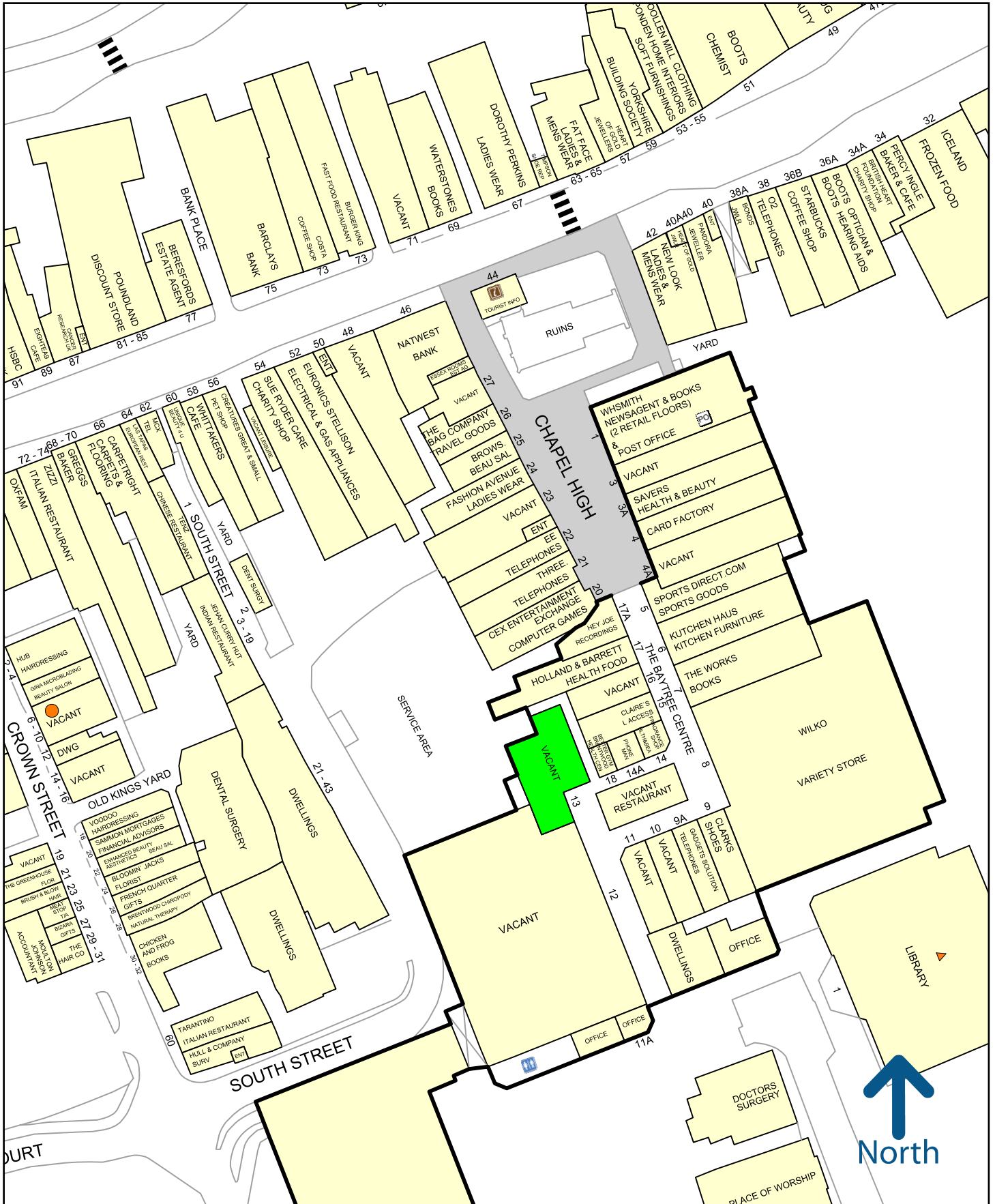
**Mike Willoughby** 020 7659 4827  
mike.willoughby@greenpartners.co.uk

**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

