





76 - 78 High Street, Braintree, Essex, CM7 1JP



For Sale / To Let **Two Town Centre Premises** **630 – 1,180 Sq Ft Sales**

-  Prominent Town Centre Location
-  Busy Commercial And Pedestrian Location
-  Suitable For Alternative Uses, STP
-  Available As A Whole Or Individually
-  New Lease Available



PROPERTY DETAILS

Location

The units occupy a prominent position fronting the High Street and within close proximity to George Yard shopping centre. Occupiers nearby include Boots, WH Smith, Superdrug and Clinton Cards.

The town offers a mix of recognised occupiers alongside local independent businesses, especially in this section along the High Street.



Description

The two units will comprise of ground floor retail accommodation with a residential conversion of the above and rear.

The units are predominantly of open plan accommodation with a stairway leading down to basement stores within No. 78.

The property could be combined to create one larger shop.

Town Planning

We are advised that the properties benefit from an established Class E (Retail) use class. Interested parties are advised to make further investigations of Braintree District Council on 01376 552525.

Terms

Leasehold - The property is offered as a whole by way of a new lease for a term of years to be agreed incorporating periodic upward rent reviews.

Freehold - Terms upon request.

Asking Rent/Price

Leasehold - £27,500pax+VAT.

Freehold - Terms upon request.

Accommodation

We understand the property has the following Nett Internal Areas (NIA):

No 76. -

Ground Floor - 630 sq ft (59 sq m)

No 78. -

Ground Floor - 550 sq ft (51 sq m)

Basement - 380 sq ft (35 sq m)

Total - 930 sq ft (86 sq m)

These can be combined to provide a nett sales area of 1,180 Sq Ft (109 Sq M).

Legal Fees

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

Business Rates

We are advised the property appears in the Valuation List with the following assessment:

76 - £15,750.00

78 - £17,000.00

Energy Performance Certificate

The properties benefit from the following EPC Ratings:

No. 76 - D95.

No. 78 - D84.

For viewings and further details please contact



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