

01206 577667

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 **Whybrow**

**For Sale / To Let**

**Two Town Centre Premises**



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

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

## 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 - £23,500pax+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.



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