




**Basement Unit, Unit 4, White Street, Great Dunmow, CM6 1AB**



## To Let Retail Unit

440 Sq Ft (40 Sq M)

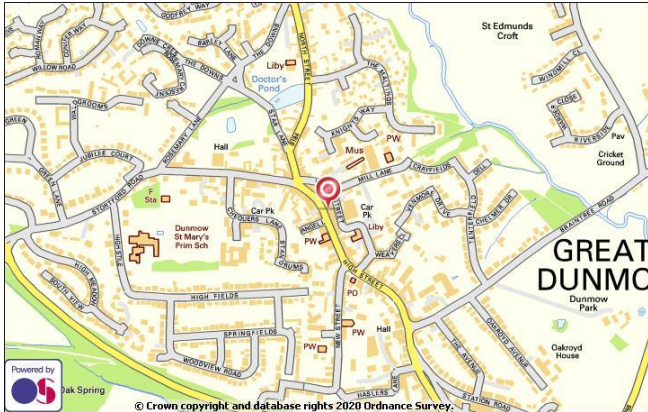
-  Town Centre Location
-  Ground Floor Retail Unit
-  Roadside Frontage
-  New Lease Available
-  May Suit a Variety of Uses STP



# PROPERTY DETAILS

## Location

Great Dunmow is an historic market town and civil parish in the Uttlesford district of Essex, England. It is situated on the north of the A120 road, approximately midway between Bishop's Stortford and Braintree, 6 miles east of London Stansted Airport. The property is situated on White Street which adjoins the High Street.



## Description

The property benefits from ground floor retail unit that forms part of a terrace of shops. The property has two glazed display windows and is accessed via a pedestrian door in the centre. Internally the space is split into a retail area at the front with workshop space to the rear currently operating as a picture gallery.

## Accommodation

The property has the following approximate internal areas.

Width	19'02 (5.79 m)
Depth	23'02 (7.06 m)
Total Area	440 sq ft (40.88 m)

## Terms

A new lease on a Full Repairing and Insuring (FRI) basis for a term of years to be agreed incorporating periodic upward only rent reviews.

## Rent

£5,500 per annum inclusive of Business Rates, VAT if applicable, and all other outgoings.

## Service Charge

The property is subject to a service charge. Further details are available upon request.

## Legal Fees

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

## Planning

We understand that the property benefits from Class A1 (Retail) use.

Interested parties should make their own investigations of the Braintree District Council on 01376 552525.

## Energy Performance Certificate

The property does not currently have an EPC Certificate and is due to be assessed.

For viewings and further details please contact



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