

£12,000 per annum

5 Market Street, Braintree, Essex, CM7 5YA



Town Centre Retail Premises

To Let

430 Sq Ft (40 Sq M)

- Prominent Town Centre Location
- New Lease Available
- Suit A Variety Of Uses, STP
- Busy Pedestrian Thoroughfare
- Close To Tesco, George Yard Shopping Centre, & Multi Storey Car Parking

Location

Braintree is a growing Essex market town with a population of around 45,000. It enjoys excellent transport links due to its close proximity of the busy A120 and around 15 miles west of Colchester and north of Chelmsford. There are direct rail links into London Liverpool Street with a journey time of around 1 hour and London Stansted Airport within 15 miles.

Located in a popular shopping precinct on a pedestrian route providing access from Tesco to the High Street, the property is close to George Yard and a multi storey car park and is predominantly occupied by independent retailers.



Description

The property comprises a retail unit over ground and first floor level. The ground floor comprises a predominantly open plan retail space with a double shopfront and a centrally located pedestrian doorway.

Accommodation

The property benefits from the following Net Internal Areas (NIA):

Ground Floor Retail – 430 sq.ft (40 sq.m)

Asking Terms

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

Rent

£12,000 per annum exclusive of Business Rates, VAT if applicable and all other outgoings.

Service Charge

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

Legal Fees

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

Planning

The property benefits from an established Class E (Retail) use. Interested parties are advised to contact Braintree District Council on 01376 552525.

Business Rates

The property appears in the Valuation List with a Rateable Value of £6,800.

Energy Performance Certificate

The property has an EPC rating of C74. A copy of the certificate is available upon request.