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Whybrow

Town Centre Retail Premises – To let

65-65a High Street, Braintree, Essex, CM7 1JX

Rent: £55,000 Per Annum Exclusive

9,710 Sq. Ft (903 Sq. M)

- Attractive Retail Premises in The Heart of Braintree Town Centre
- Two Main Retail Frontages
- Shared Rear Loading
- Multi Storey Parking Nearby
- New Lease Available

Property Details

Whybrow

Location
Braintree is an attractive market town with a resident population of circa 45,000 people and an immediate catchment of circa 150,000.

The town has grown strongly in recent years as a result of improved communication links via the A120 to the M11, Stansted Airport etc. and a regular intercity rail link to London Liverpool Street.

Description
The property comprises part of a former town centre department store over three storeys and is of brick construction beneath a mix of tiled and slate roofs. These front both the High Street and Sandpit Lane which leads to the George Yard Shopping Centre and multi storey parking facilities. The ground and first floors comprise retail sales along with a mezzanine level providing storage and staff facilities including WCs at second floor level. To the rear, there is a shared goods loading area.

Accommodation
The property has the following Net Internal Area (NIA):

Ground Floor Retail 4,440 sq. ft
First Floor Retail 3,700 sq. ft
Mezzanine Storage 1,235 sq. ft
Second Floor Staff Room 335 sq. ft
Total 9,710 sq. ft (903 sq.m)

Asking Terms
The property is available by way of a new Full Repairing lease for a term of years to be agreed with regular upward only rent reviews.

Rent
£55,000 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 and is considered suitable for a range of uses, subject to planning. 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 £42,250.

Energy Performance Certificate
The property has an EPC rating of C667. A copy of the certificate is available upon request.

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