

01206 577667

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 **Whybrow**

Town Centre Retail Premises – To let



9 Market Street, Braintree, Essex, CM7 3YA

Rent: £14,000 Per Annum Exclusive

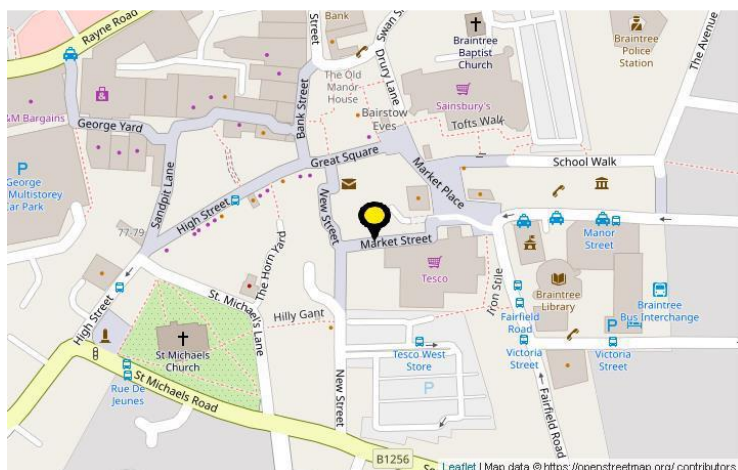
912 Sq. Ft (84 Sq. M)

- Prominent Town Centre Location
- New Lease Available
- Suit A Variety Of Uses STP
- Busy Pedestrian Thoroughfare
- Close to Tesco, George Yard Shopping Centre and 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.



Accommodation

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

Ground Floor Retail 449 sq. ft

First Floor Storage 462 sq. ft

Total 911 sq. ft (84 sq.m)

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

£14,000 per annum exclusive of Business Rates, VAT 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 £7,100.

Energy Performance Certificate

The property is to be reassessed for an EPC.

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, storage on the first floor and a centrally located pedestrian doorway.



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