

01206 577667

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 **Whybrow**

Ground Floor Offices – To Let



74a High Street, Braintree, Essex, CM7 1JP

Rent: £125 Per Week Exclusive

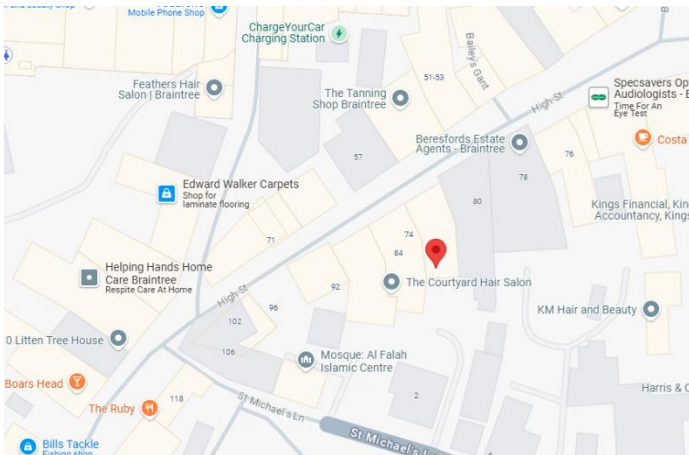
377 Sq. Ft (35 Sq. M)

- Town Centre Location
- 1 Parking Space to the Rear
- New Lease Available

Location

Braintree is an attractive market town with a resident population of circa 45,000 people and an immediate catchment of circa 155,000. 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.

The property is on the High Street on the junction of the High Street within walking distance to Sandpit Lane which leads to the popular George Yard Shopping Area and its multi storey parking (715 spaces).



Asking Terms

Initially there would be an agreement for lease to allow the head tenant time to remove current furniture. Following this a new Full Repairing Sub-lease for a term of years to be agreed with regular upward only rent reviews.

Rent & Service Charge

Rent - £125 per week exclusive of all other outgoings.

Service Charge - £50 per week inclusive of business rates, heating, water, electricity, buildings insurance, window cleaning and external maintenance.

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 (Office) use. Interested parties are advised to contact Braintree District Council on 01376 552525.

Energy Performance Certificate

The property has an EPC rating of E117.

Other

Interested parties should note that the owner is a connected party in any transaction.

Description

The property comprises either 2 ground floor offices, with small kitchenette or 1 office and a kitchen. There is shared WC facilities located on the first floor.

Access to the property is via the rear entrance and includes 1 car parking space.

Accommodation

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

Ground Floor Office 1/Kitchen	159 sq. ft
Ground Floor Office 2	218 sq. ft
Total	377 sq. ft (35 sq.m)



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