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 Whybrow

Ground Floor Retail Shop – To let



## 12 Sandpit Lane, Braintree, Essex, CM7 1LY

Asking Rent: £8,000 Per Annum Exclusive

256 Sq. Ft (23.8 Sq. M)

- Multi Storey Car Park Located Close By
- Predominantly Open Plan
- Close to a Variety of National and Regional Occupiers
- Suitable for multiple uses STP
- 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 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 and a regular intercity rail link to London Liverpool Street.

The property is situated on Sandpit Lane and is accessed via a pedestrianised alley just off the High Street. Occupiers close by include The British Heart Foundation, Tesco, Boots, Costa Coffee and a number of estate agents.



## Description

The property is majority open plan and situated at ground floor level. The frontage which is located on Sandpit Lane is glass allowing a good amount of light in. There are kitchen facilities and a WC at the rear for staff. Externally, the property is painted and rendered.

## Accommodation

The property benefits from a Net Internal Area of 256 sq. ft (23.8 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 to be agreed.

## Asking Rent

£8,000 per annum exclusive of Business Rates, VAT if applicable and all other outgoings.

## Town 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 £8,200.

## VAT

The property is not elected for VAT.

## Legal Fees

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

## Energy Performance Certificate

The unit has a current EPC rating of D85.



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