

01206 577667

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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

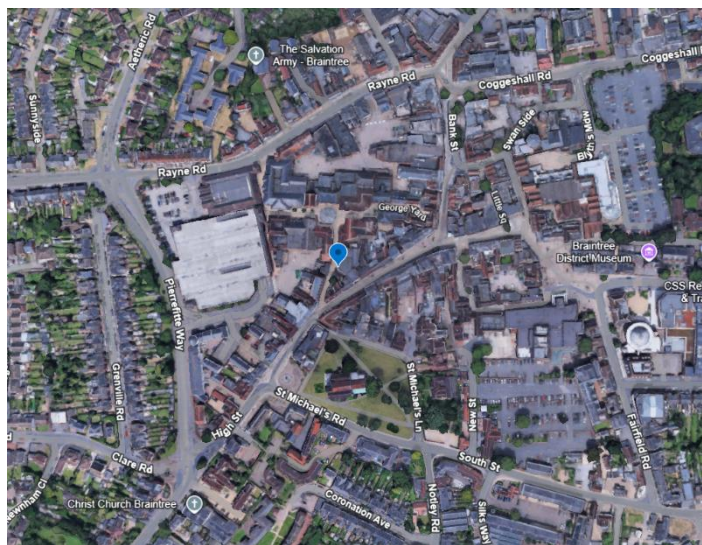
256 Sq. Ft (23.8 Sq. M)

- 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.



Tony Lockwood
t.lockwood@whybrow.net
01206 577667



Charntelle Goodyear
Charntelle.goodyear@whybrow.net
01206 577667