

UNIT 27 CHAPEL HIGH, BAYTREE CENTRE, BRENTWOOD, ESSEX, CM14 4BX

RETAIL UNIT TO LET

672 sq.ft (62.43 m²)



Location

The Baytree Shopping Centre is anchored by Wilkinson and Sports Direct. Other retailers in the scheme include EE, Card Factory, Claire's Accessories, WH Smith, Clarks Shoes and Holland & Barrett.

Accommodation

Ground floor retail unit with rear loading access. Approximate areas and dimensions as follows:

Gross Frontage	29'11" (9.12 m)
Internal Width	32'0" (9.75 m)
Retail Depth	24'3" (7.39 m)
Sales Area	672 sq.ft (62.43 m ²)
Storage Area	63 sq.ft (5.85 m ²)
Total	735 sq.ft (68.28 m ²)

Terms

A new effectively full repairing and insuring lease for a term to be agreed subject to five yearly upward only rent reviews.

Rent

£39,500 per annum exclusive of VAT, business rates, service charge and all other outgoings. Rent is payable quarterly in advance on the usual quarter days.

Service Charge

Projected figure for the year ending 31st December 2020 is £4,063.98

Rates

Rateable Value	£34,000
UBR (2020/2021)	£0.503
Rates Payable	£17,102

Interested parties are advised to verify these figures with Brentwood Borough Council on 01277 312500.

Energy Performance Asset Rating

C 51-75 **55** This is how energy efficient this building is.

Legal Costs

Each party to bear their own.

VAT

Value added tax is applicable

Viewing & Further Information

By appointment with sole joint letting agents.

Contact:

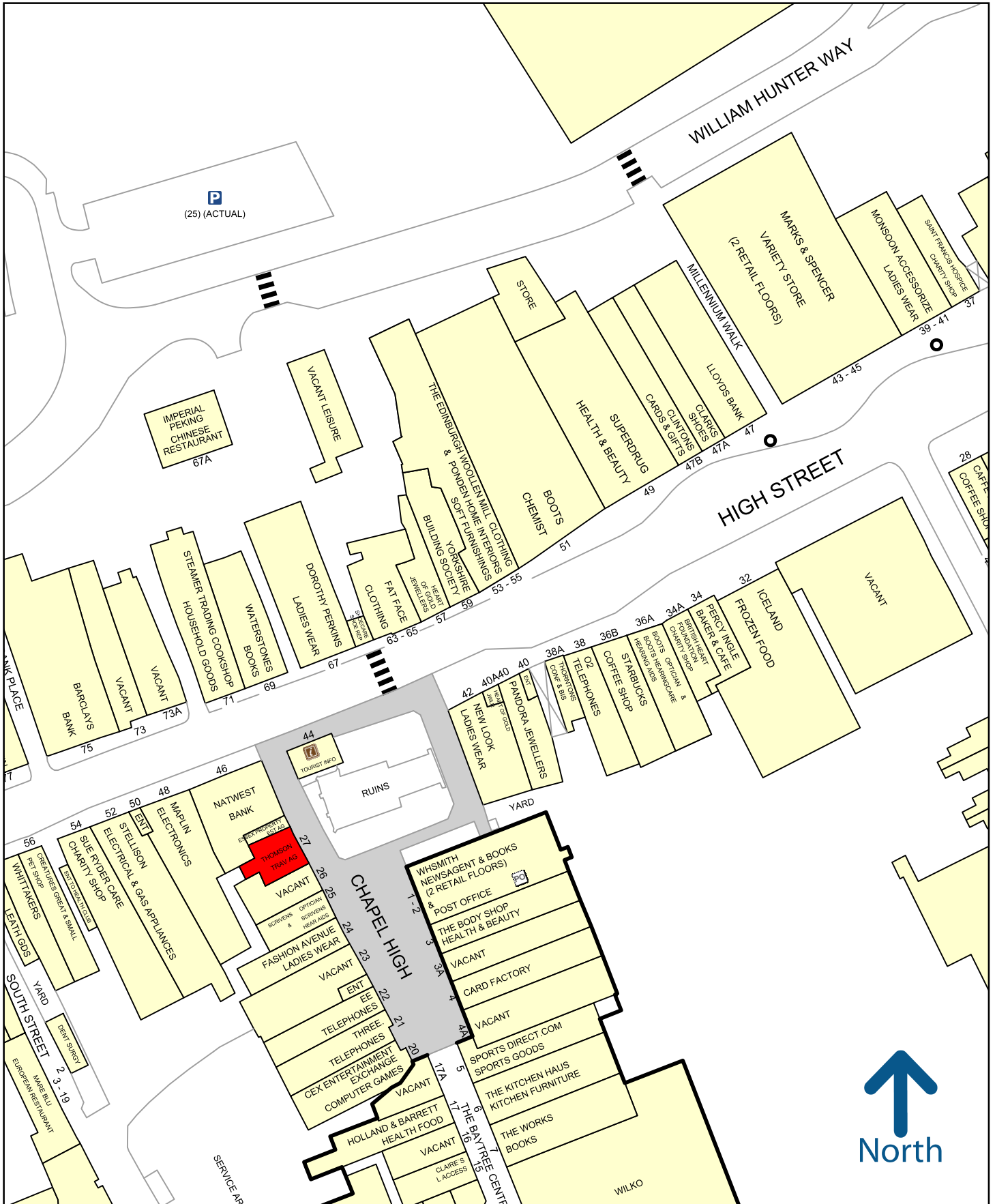
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Experian Goad Plan Created: 31/03/2017
Created By: Mass and Co

