

204 HUTTON ROAD, SHENFIELD, BRENTWOOD, ESSEX, CM15 8NR

TO LET - RETAIL UNIT WITH A3 CONSENT AND FIRST FLOOR OFFICES
1,788 sq.ft (166.11 m²)



Location

The premises are situated on the eastern end of Hutton Road (A129), a busy retail parade offering a variety of shops, bars and restaurants, as well as many High Street names, such as Costa Coffee and Tesco Express. The property is easily accessible, with Shenfield Station in close proximity, offering a direct service to Liverpool Street Station in approximately 23 minutes. The A12 thoroughfare can be reached in under 5 minutes, providing access to the M25 London Orbital Motorway within 10 minutes.

Accommodation

A newly refurbished retail unit benefiting from A3 consent and 3 allocated car parking spaces externally to the rear. Arranged over ground and first floor, the approximate areas are as follows:

Ground floor Sales	1,272 sq.ft (118.17 m ²)
First Floor Offices	492 sq.ft (45.71 m ²)
First Floor Kitchen	24 sq.ft (2.23 m ²)
Total	1,788 sq.ft (166.11 m ²)

Terms

The premises are to be offered on a new full repairing and insuring lease for a term to be agreed. The premises are to be let as a whole or on a floor-by-floor basis to suit retail occupation on the ground floor and office occupation on the first. Further details are available on request.

Rent

£45,000 Per annum exclusive of all outgoings for the whole. A split may be considered at £33,000 per annum exclusive for the ground floor and £12,000 per annum exclusive for the first floor.

Rates

To be assessed.

Energy Performance Asset Rating

C 51-75

◀ 61 This is how energy efficient this building is

Legal Costs

Each party to bear their own legal costs.

VAT

This property is not subject to value added tax.

Viewing & Further Information

Strictly by prior arrangement with joint sole agents.

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