

UNIT 9 BAYTREE CENTRE, BRENTWOOD, ESSEX, CM14 4BX

RETAIL UNIT TO LET

941 sq.ft (87.42 m²)



Location

The Baytree Shopping Centre is anchored by Wilkinson, WH Smith and Sports Direct. The subject property is adjacent to Wilkinson and other retailers in the scheme include Card Factory, EE, Body Shop, Holland & Barrett, Claire's Accessories and CEX Computer Games.

Accommodation

Retail shop with rear loading access and first floor storage. Approximate areas and dimensions are as follows:

Gross frontage	17'10" (5.44 m)
Internal width	17'1" (5.21 m)
Retail depth (max)	63'5" (19.33 m)
Sales area	941 sq.ft (87.42 m ²)
Storage area	768 sq.ft (71.35 m ²)

Terms

Effectively full repairing and insuring for a term to be agreed subject to five yearly upward only rent reviews.

Rent

£28,000 per annum exclusive of service charge, rates, utilities, building insurance and VAT. Rent is payable quarterly in advance on the usual quarter days.

Service Charge

The projected service charge for the year ending 31st December 2017 is £8,716.25.

Rates

Rateable Value	£23,750
UBR (2018/2019)	47.5p
Rates Payable	£11,281.25

Interested parties are advised to verify these figures with Brentwood Borough Council 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

All rents and prices stated are subject to Value Added Tax.

Viewing & Further Information

By appointment with joint agents.

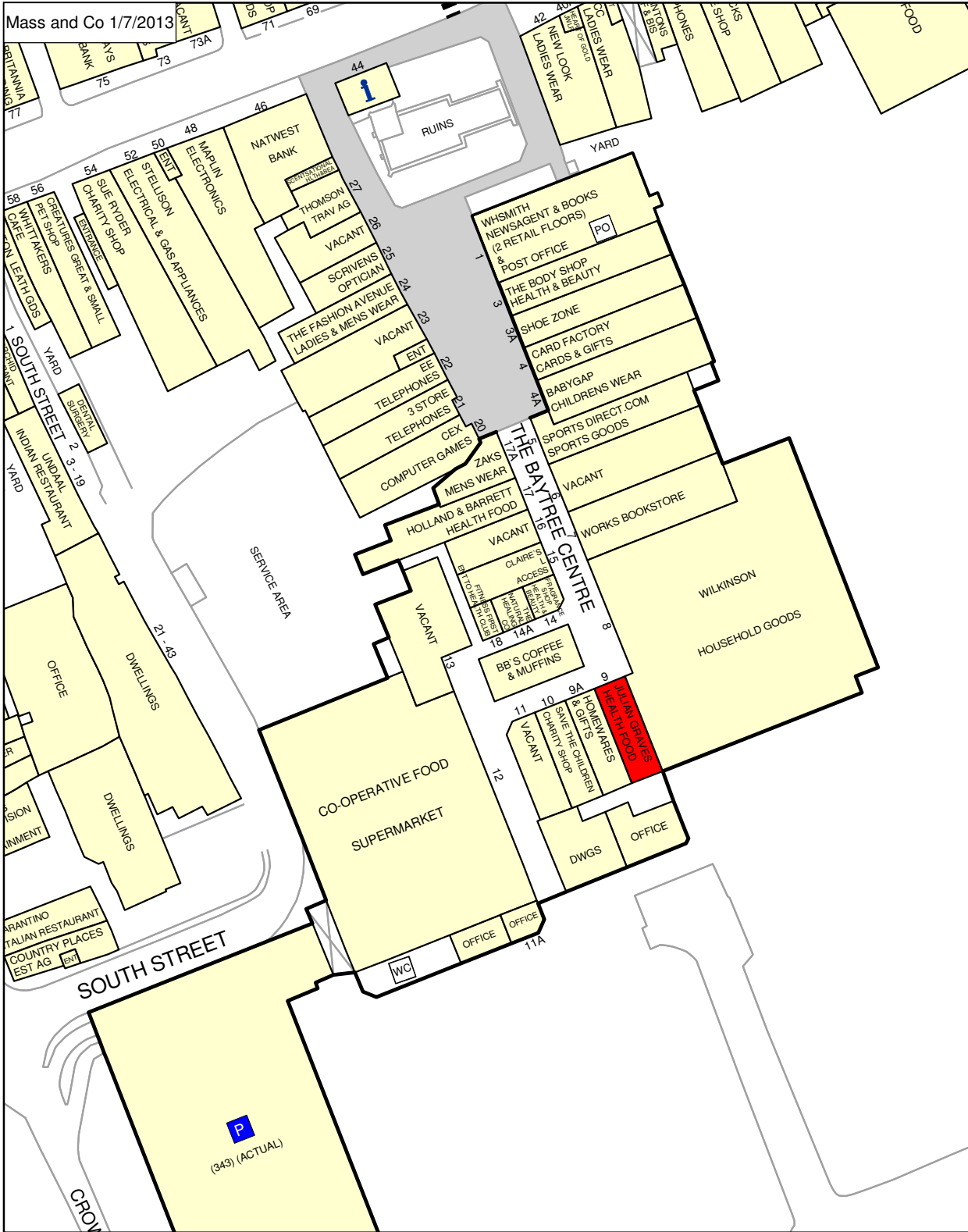
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Brentwood



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50 metres