

01277 201300

Mass & Co

Chartered Surveyors and Property Consultants 25 High Street, Brentwood, Essex. CM14 4RG

www.massandco.com

UNIT 3, BAYTREE CENTRE, BRENTWOOD, ESSEX, CM14 4BX

RETAIL UNIT TO LET

1,182 sq.ft (109.81 m²)



Location

The Baytree Shopping Centre is anchored by Wilko and Sports Direct. Notable retailers in the scheme include EE, Card Factory, Claire's Accessories, WH Smith, Holland & Barret and Savers. Other retailers nearby and on the High Street include M&S, Nandos, Waterstones and Sainsbury's.

Accommodation

Ground floor retail unit with WC and rear loading access. Approximate net internal area is as follows:

Internal Width	16'8" (5.08 m)
Sales Depth	51'2" (15.60 m)
Ground floor Sales	887 sq.ft (82.40 m ²)
Ground Floor Ancillary	295 sq.ft (27.41 m ²)
Total	1,182 sq.ft (109.81 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

£42,750 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days.



Service Charge

The projected service charge for the year ending 31st December 2020 is £3,710.28

Rates

Rateable Value	£32,750
UBR (2019/2020)	£0.491p
Rates Payable	£16,080

Please note that with effect from 01-04-2019 Retail Discount of one third may apply to these business rates for 2 years. Prospective tenants are advised to check their business rates liabilities with **Brentwood Borough Council**

Energy Performance Asset Rating

D 76-100

This is how energy efficient this building is	100	This is how energy efficient this building is
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Legal Costs

Each party to bear their own legal costs.

VAT

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

Viewing & Further Information

By appointment with joint sole agents:

Contact:

Zaman Sheikh of Mass & Co

zaman@massandco.com

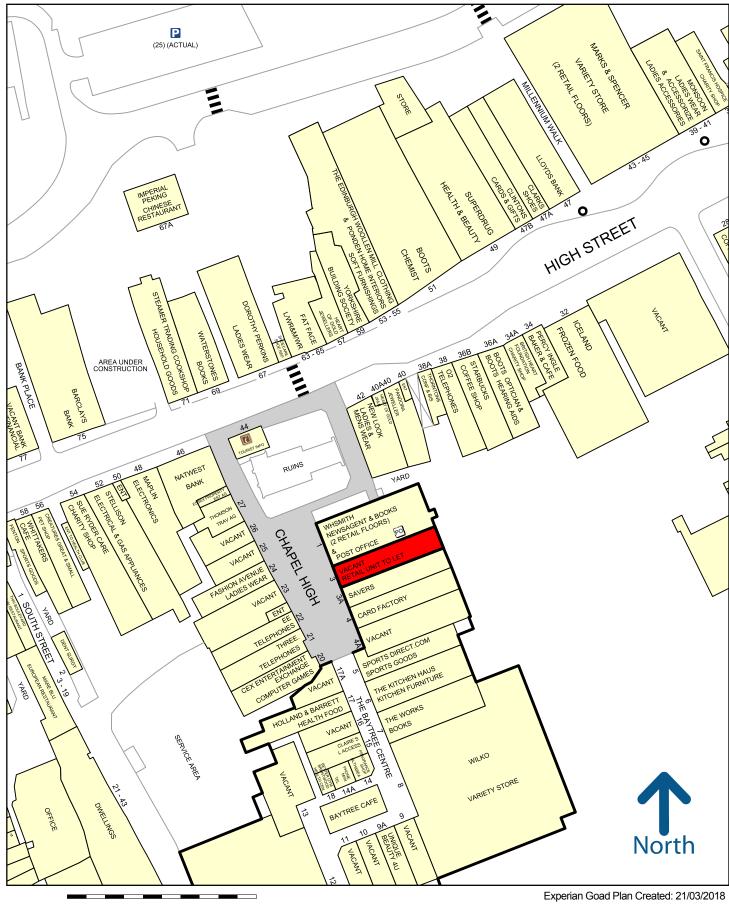
Charlie Reid of CBRE 020 7182 2473

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UNIT 3A, BAYTREE CENTRE BRENTWOOD, ESSEX CM14 4BX RETAIL UNIT TO LET







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50 metres