

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 ← 100 This is how energy efficient this building is

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

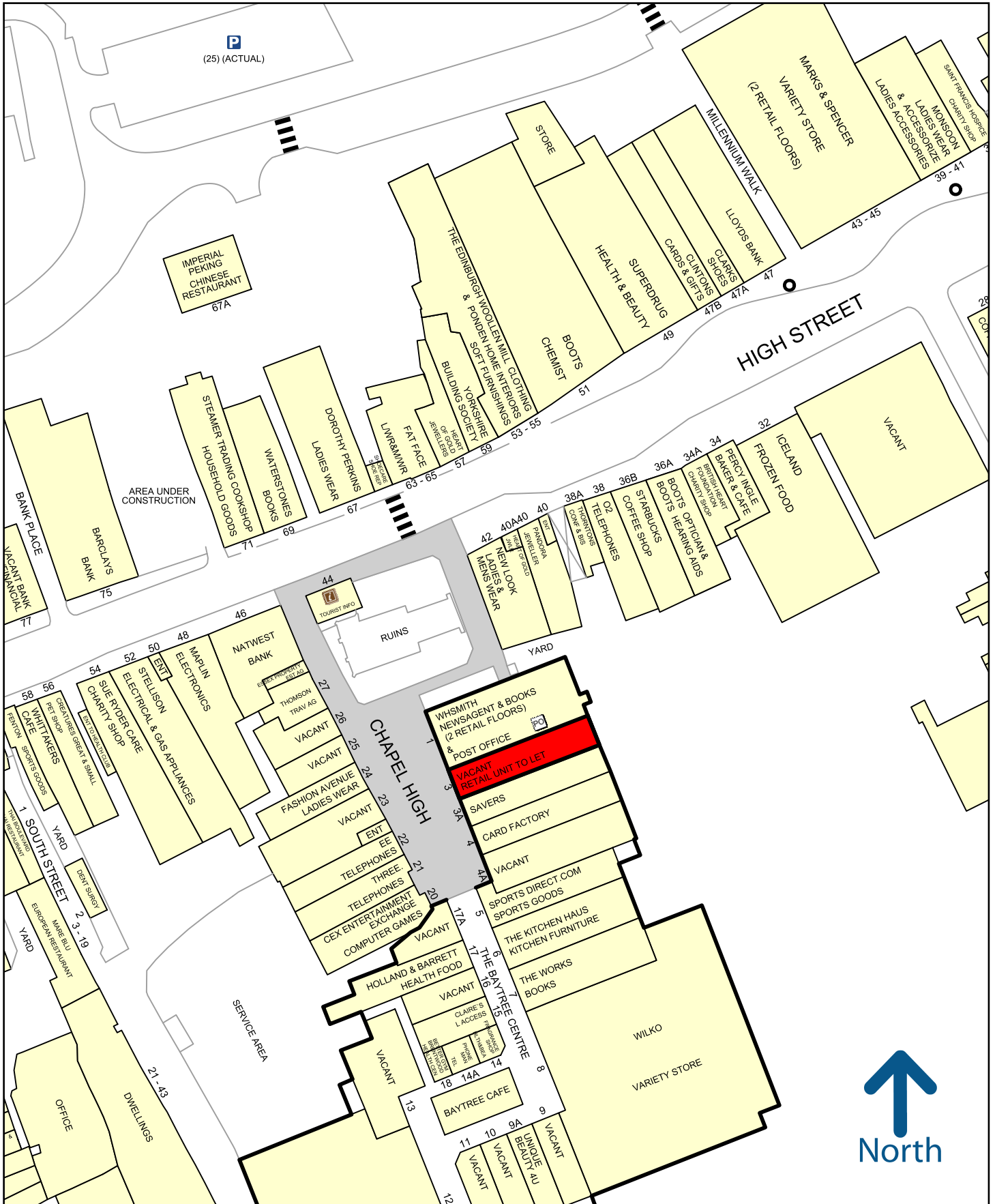
By appointment with joint sole agents:

Contact:

Zaman Sheikh of Mass & Co
zaman@massandco.com

Or

Charlie Reid of CBRE 020 7182 2473



Experian Goad Plan Created: 21/03/2018
Created By: Mass and Co

