

## UNIT 3 CHAPEL HIGH, BAYTREE CENTRE, BRENTWOOD, ESSEX, CM14 4BX

### RETAIL UNIT TO LET

1,182 sq.ft ( 109.81 m<sup>2</sup> )



#### 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:

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

#### 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

<b>Rateable Value</b>	£32,750
<b>UBR (2019/2020)</b>	£0.503p
<b>Rates Payable</b>	£16,473

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

<b>D 76-100</b>	<b>100</b> 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:

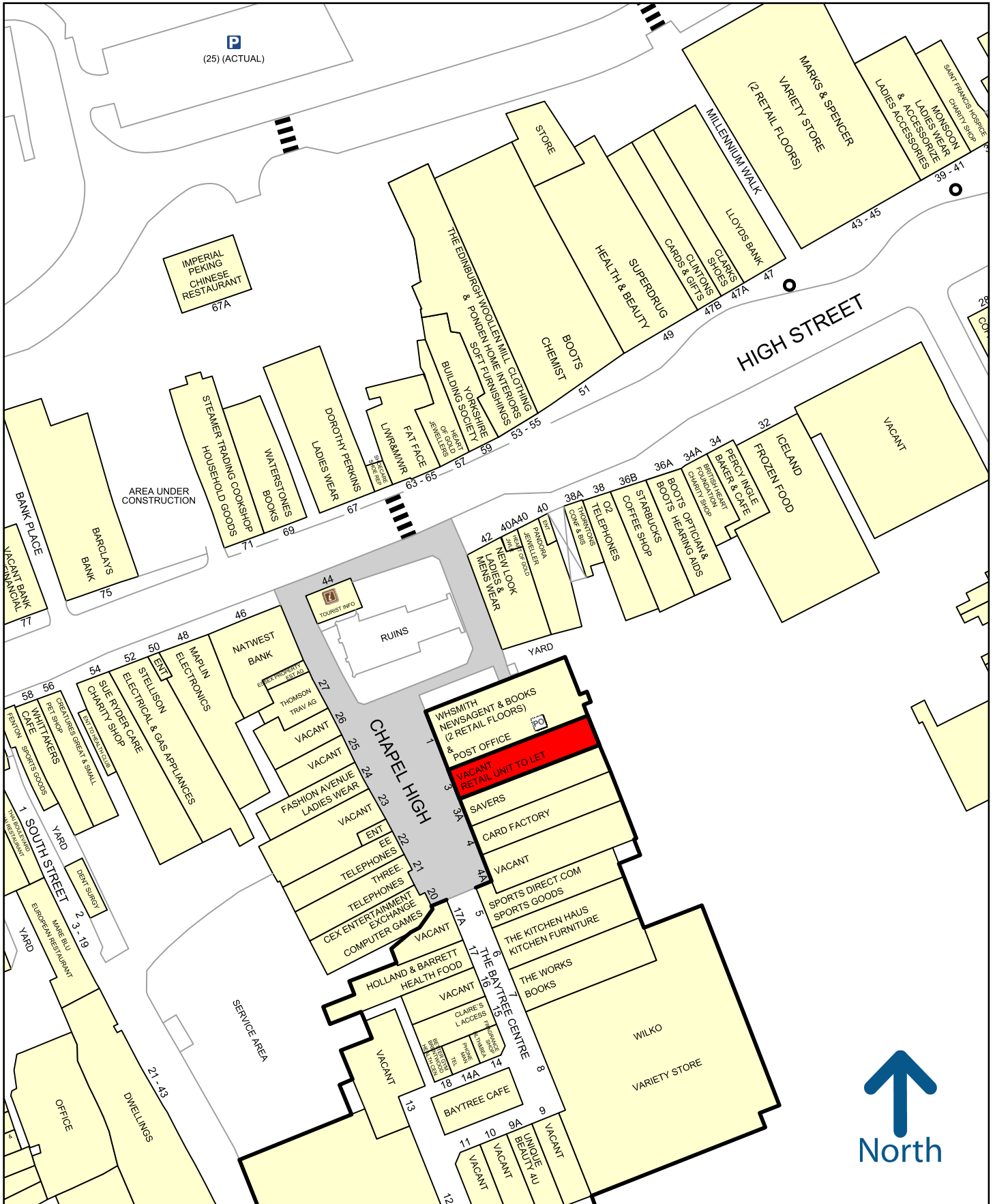
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Or

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