

UNIT 3 CHAPEL HIGH, BRENTWOOD, ESSEX, CM14 4BX

RETAIL UNIT TO LET

1,182 sq.ft (109.81 m²)



Location

Chapel High is situated off Brentwood High Street forming the external retail area of the Bay Tree Shopping Centre which is located in the centre of Brentwood. Nearby retailers include: WH Smith, Sports Direct, Nat West Bank, Savers, Wilkinsons and Boots as well as many local and national retailers.

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)	£0.503p
Rates Payable	£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



Legal Costs

Each party to bear their own legal costs.

VAT

Value added tax is applicable.

Viewing & Further Information

By appointment with joint sole agents:

Contact:

Mass & Co

Mark Mannering - mark.mannering@massandco.com

Or

Green & Partners

Mass & Co Ltd for themselves and also as Agents for the seller(s)/lessee(s) of this property give notice that:

- i. the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract.
- ii. no person in the employment of Mass & Co Ltd has any authority to make or give representation or warranty whatever in relation to this property.
- iii. applicants who make offers which are subsequently accepted by the seller(s)/lessee(s) will be subjected to personal and financial checks which satisfy Anti-Money Laundering Regulations. Such checks are conditional to the transaction.

