

THE MALL CAFÉ, BAYTREE CENTRE, BRENTWOOD, ESSEX, CM14 4BX

MALL CAFÉ OPPORTUNITY

985 sq.ft (91.51 m²)



Location

The Baytree Centre is located at the centre of the High Street with direct access to Brentwood's largest town centre car park. The centre is anchored by Wilko and Sports Direct. Other retailers in the centre include WH Smith, EE, Three and Holland & Barrett. Other nearby retailers include M&S, Nandos and Sainsbury's. The scheme boasts an average monthly footfall of 230,000.

Accommodation

Situated at the heart of Baytree Shopping Centre, there is a new opportunity for acafé operator to take advantage of planned improvement works to the centre. The opportunity provides an area upon which a prospective tenant has the opportunity to configure their own operation with allocated seating. The space can be reconfigured to suit. Approximate areas and dimensions are as follows:

Length	53'0" (16.15 m)
Width	18'7" (5.66 m)
Total	985 sq.ft (91.51 m ²)

Terms

A new effectively full repairing and insuring lease for a term to be agreed.

Rent

Upon application.

Service Charge

A service charge may be applicable in respect of this property. Further details are available on request.

Rates

To be re-assessed.

Energy Performance Asset Rating

EPC Awaited

Legal Costs

Each party to bear their own legal costs.

VAT

Value added tax is payable in respect of rent and any service charge

Viewing & Further Information

Strictly by prior arrangement with joint sole agents:

Contact:

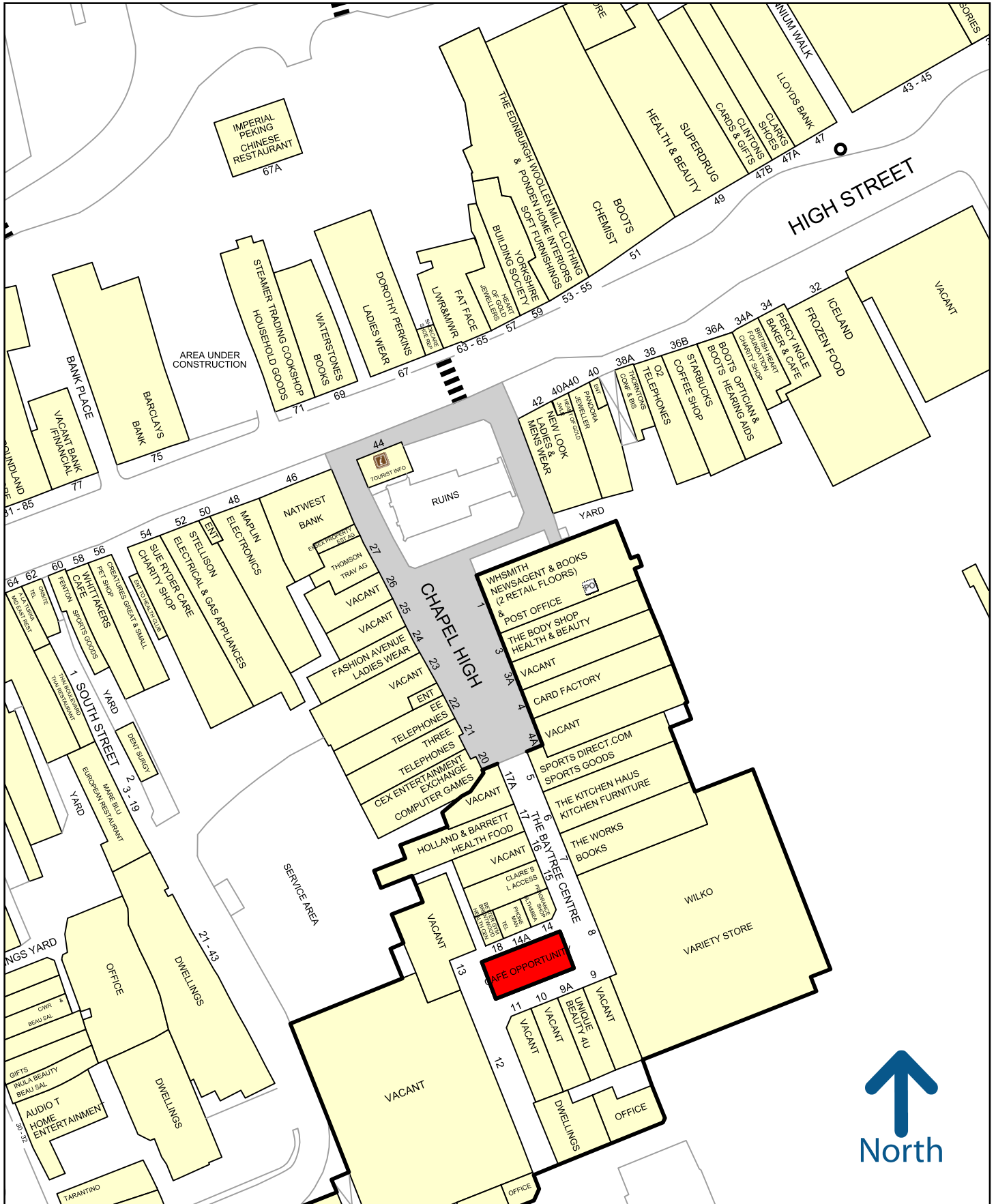
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