

## UNIT 11 BAYTREE CENTRE, BRENTWOOD, ESSEX, CM14 4BX

### RETAIL UNIT TO LET

1,107 sq.ft ( 102.84 m<sup>2</sup> )



#### Location

The Baytree Shopping Centre is anchored by Wilkinson, WH Smith and Sports Direct. The subject property is adjacent to Wilkinson and other retailers in the scheme include Card Factory, Body Shop, EE, Holland & Barrett, Claire's Accessories and CEX Computer Games.

#### Accommodation

Retail shop with rear loading access and first floor storage. Approximate areas and dimensions are as follows:

<b>Gross frontage</b>	13'2" ( 4.01 m )
<b>Splay frontage</b>	8'9" ( 2.67 m )
<b>Return frontage</b>	50'9" ( 15.47 m )
<b>Internal width</b>	18'5" ( 5.61 m )
<b>Retail depth</b>	61'10" ( 18.85 m )
<b>Sales area</b>	1,107 sq.ft ( 102.84 m <sup>2</sup> )
<b>Storage area</b>	973 sq.ft ( 90.39 m <sup>2</sup> )

#### Terms

Effectively full repairing and insuring for a term to be agreed subject to five yearly upward only rent reviews.

#### Rent

£28,500 per annum exclusive of service charge, rates, utilities, building insurance and VAT. Rent is payable quarterly in advance on the usual quarter days.

#### Service Charge

The projected service charge for the year ending 31st December 2018 is £9,563.74.

#### Rates

**Rateable Value** To be assessed.

#### Energy Performance Asset Rating

C 51-75

72

This is how energy efficient this building is

#### Legal Costs

Each party to bear their own.

#### VAT

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

#### Viewing & Further Information

By appointment with joint sole letting agents.

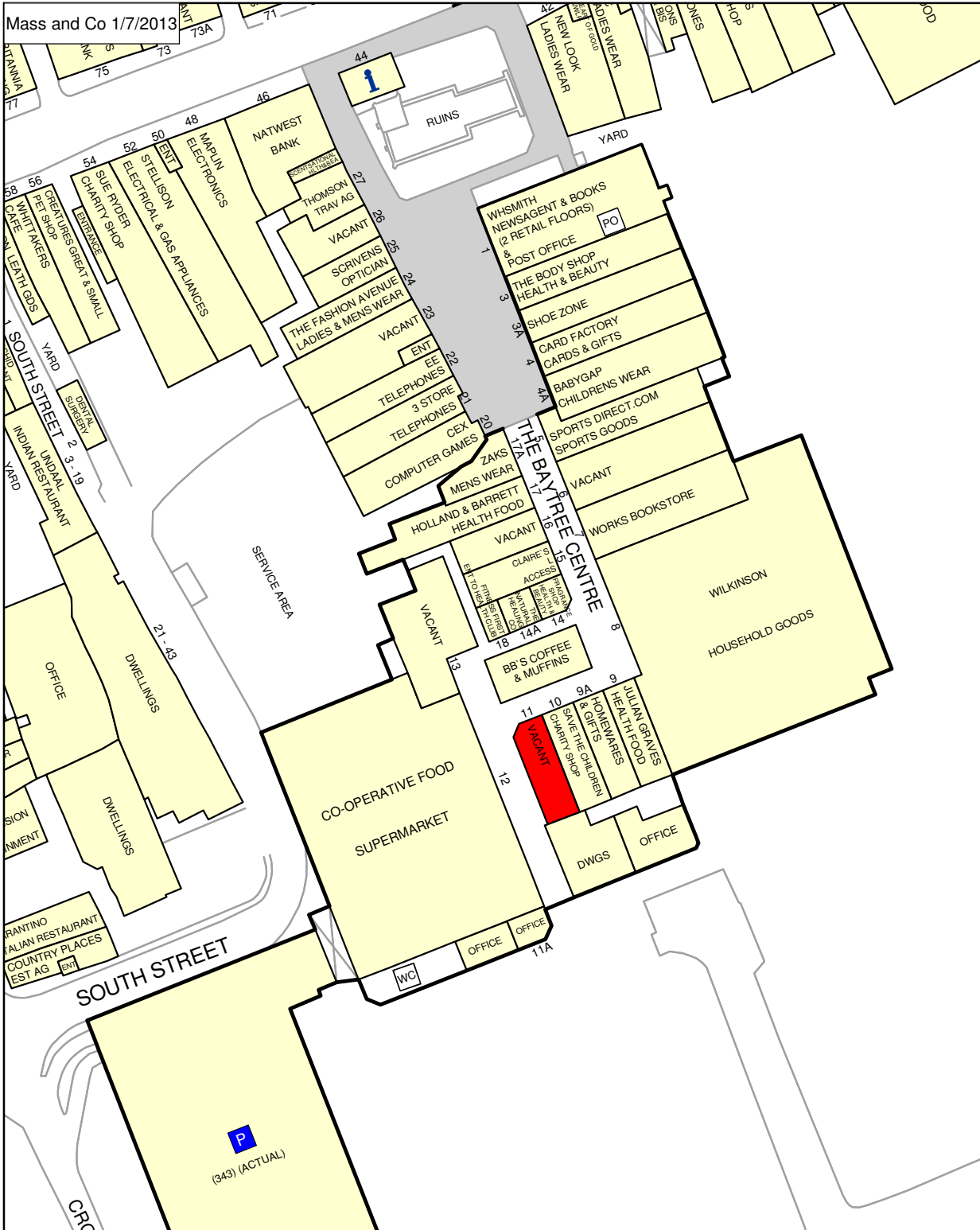
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# Brentwood



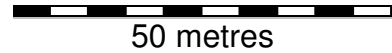
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