

148 HUTTON ROAD, SHENFIELD, BRENTWOOD, CM15 8NL

TO LET - HIGH STREET RETAIL PREMISES + EXTERNAL STORES

868 sq.ft (80.64 m²)



Location

The premises are situated on Hutton Road (A129), being easily accessible to public transport with Shenfield Station a short walk to the East, offering a direct service to Liverpool Street in approximately 23 minutes. Hutton Road boasts many High Street names including Costa Coffee and Tesco Express. The A12 thoroughfare can be reached in under 5 minutes, providing access to the M25.

Accommodation

A ground floor lock up retail unit with W.C and Stores to the rear. The property benefits from one allocated parking space to the rear and an additional storage facility separate to the unit. Approximate dimensions and areas are as follows:

Ground Floor Sales	763 sq.ft (70.88 m ²)
Internal Stores	105 sq.ft (9.75 m ²)
Total	868 sq.ft (80.64 m ²)
External Stores	255 sq.ft (23.69 m ²)

Terms

The premises are available by way of a new Full Insuring and Repairing Lease for a term to be agreed to be held outside the security of tenure provisions of The Landlord & Tenant 1954.

Rent

Shop and internal stores - £30,000 per annum exclusive

External store - £2,500 per annum exclusive

Service Charge

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

Rates

Rateable Value - Shop Unit	£21000
UBR (2018/2019)	48p
Rates Payable	£10080
Rateable value - External Store	TBA

Energy Performance Asset Rating

EPC Awaited

Legal Costs

Each party to bear their own.

VAT

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

Viewing & Further Information

Strictly by prior arrangement with Mass & Co

Contact:

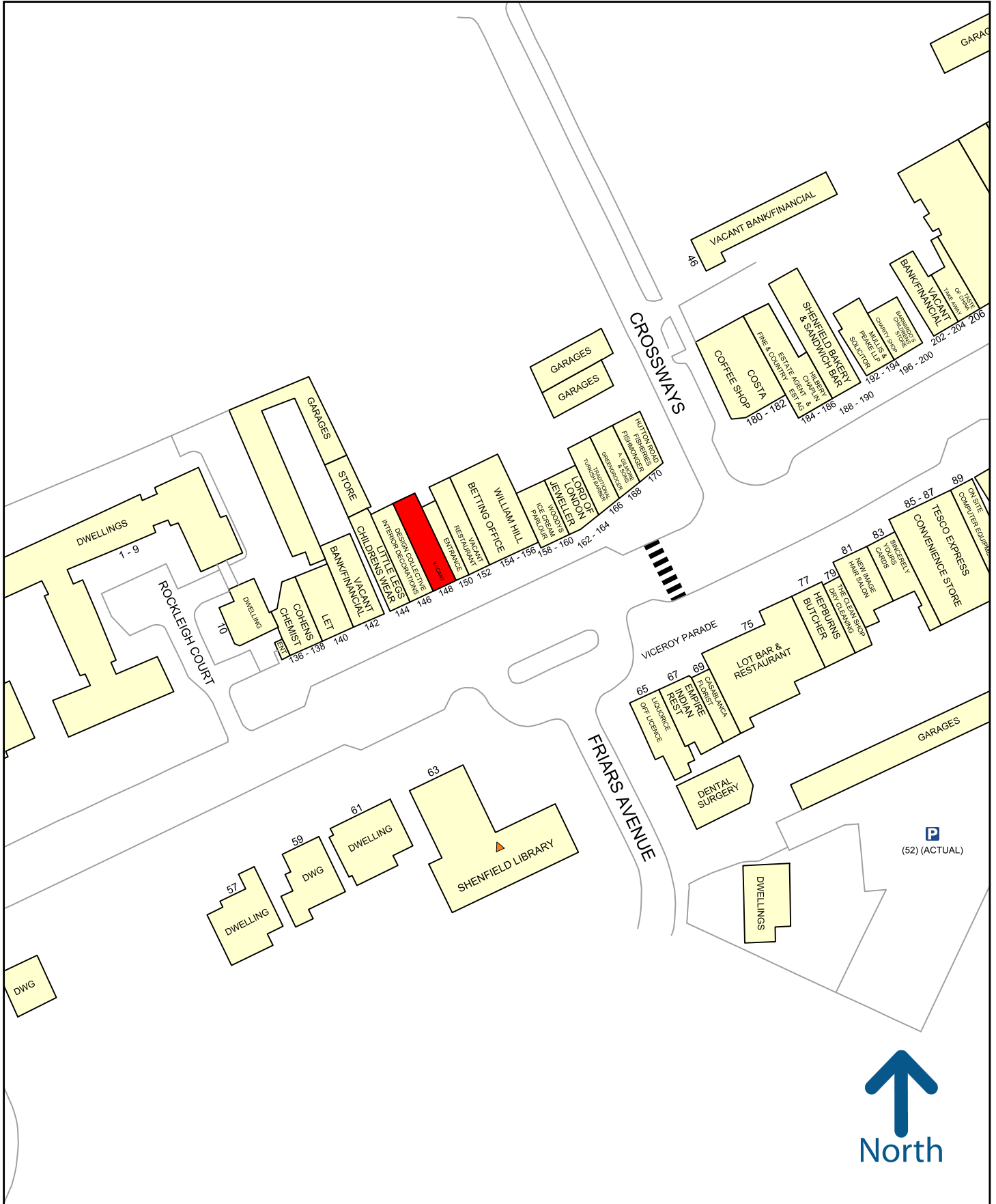
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50 metres

Experian Goad Plan Created: 26/02/2019
Created By: Mass and Co

