

238 HUTTON ROAD, SHENFIELD, BRENTWOOD, CM15 8PA

TO LET - HIGH STREET RETAIL PREMISES

1,016 sq.ft (94.39 m²)



Location

The premises are situated on the north side of Hutton Road opposite Shenfield Station which serves direct links to Liverpool Street, London (within 24 minutes). Nearby retailers include Tesco Express, Subway, Costa Coffee and Co-Op.

Accommodation

The premises comprise of a ground floor retail unit with office/storage space to the rear of the property. Furthermore the property enjoys a mezzanine unit which contains additional storage and a W.C. The accommodation benefits from one allocated parking space to the rear of the premises. Approximate areas are as follows:

Ground Floor Retail	833 sq.ft (77.39 m ²)
Ground Floor Ancillary	104 sq.ft (9.66 m ²)
1st Floor Mezzanine WC/Stores	79 sq.ft (7.34 m ²)
Total	1,016 sq.ft (94.39 m ²)

Terms

To be offered on a Full Repairing and Insuring Lease for a term to be agreed.

Rent

£32,000 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

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

Rates

Rateable Value	£24,750
UBR (2019/2020)	£0.491
Rates Payable	£1350.25

Energy Performance Asset Rating

C 51-75 **64** 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

Strictly by prior arrangement with Sole Agents with Sole Letting rights Mass & Co

Contact:

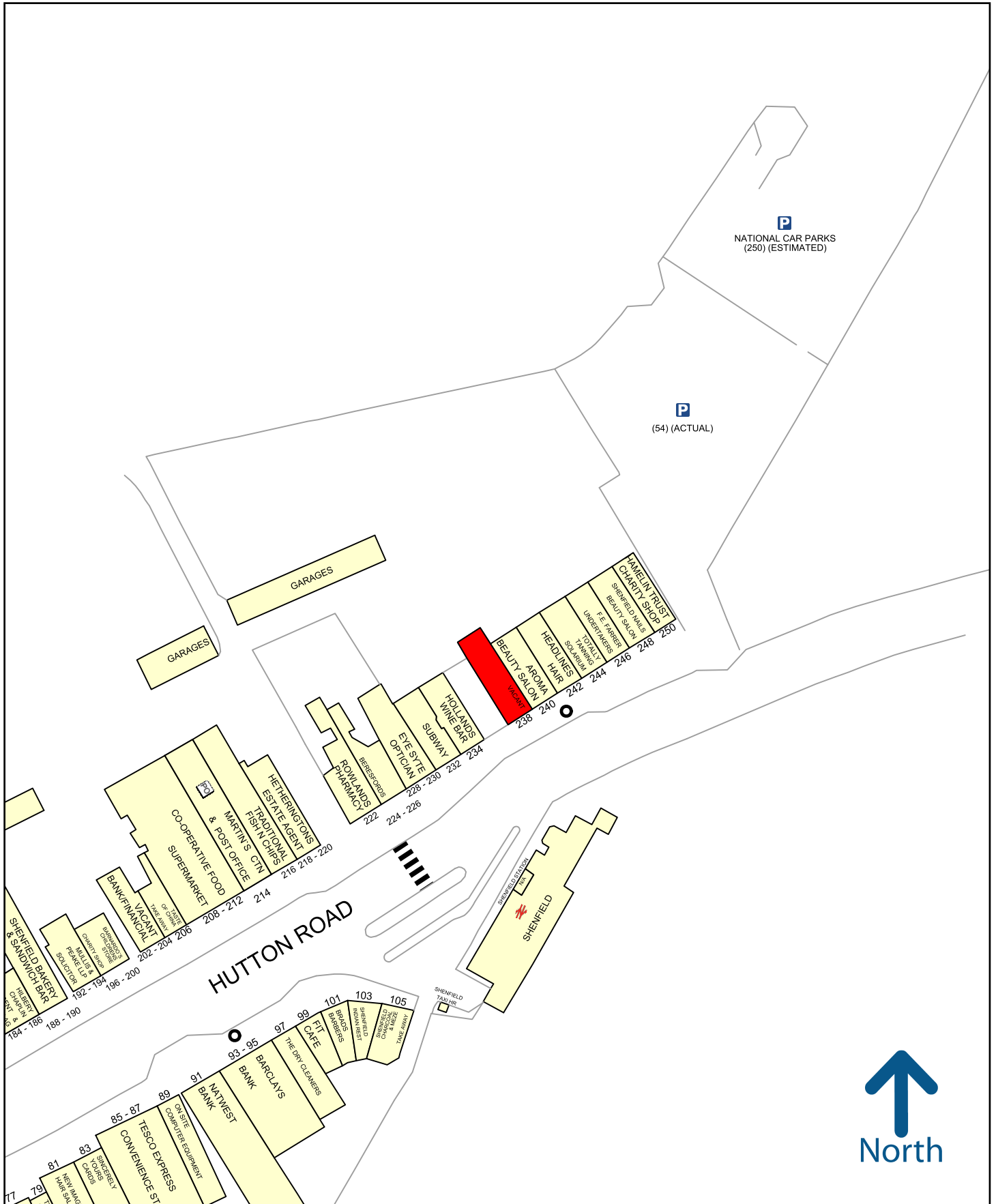
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Experian Goad Plan Created: 07/05/2019
Created By: Mass and Co

