

**142 HUTTON ROAD, SHENFIELD, BRENTWOOD, ESSEX, CM15 8NL**

**TO LET - NEW HIGH STREET RETAIL PREMISES - AVAILABLE MAY 21**  
778 sq.ft ( 72.28 m<sup>2</sup> )



**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 new retail unit forming the ground floor of a new mixed use development incorporating upper floor residential. The premises are currently under construction with completion scheduled for Summer 2021. The unit is fitted to shell specification .

<b>Ground Floor</b>	778 sq.ft ( 72.28 m <sup>2</sup> )
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**Terms**

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

**Rent**

£35,000 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 nominal service charge may be applicable for the rear common parts. Further details in due course.

**Planning**

The premises will fall with Class E of the General Use Class Order (Amended Sept. 2020) permitting retail, office, clinic and other uses subject to landlord's approval. Restaurant or take-away uses will not be considered.

**Rates**

<b>Rateable Value</b>	To be assessed
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**Energy Performance Asset Rating**

EPC Awaited

**Legal Costs**

Each party to be thier own legal costs.

**VAT**

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

**Viewing & Further Information**

Contact sole letting agents, Mass & Co;

Mark Mannering - mark.mannering@massandco.com



50 metres

Experian Goad Plan Created: 20/01/2021

Created By: Mass and Co



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