

01277 201300

Mass & Co

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211 RAYLEIGH ROAD, HUTTON, BRENTWOOD, ESSEX, CM13 1LZ

FREEHOLD FOR SALE - RETAIL/COMMERCIAL PREMISES WITH STORES PRICE REDUCED

 $1,027 \text{ sq.ft} (95.41 \text{ m}^2)$



Location

The premises form the end of a retail parade situated on Rayleigh Road (A129) close to its junction with Wash Road approximately 1 mile and a few minutes drive from Shenfield's main line Station (Liverpool Street) and shopping facilities. The property is next door but one to a Co-Op food and convenience store. The local area is largely residential and Billericay town is approx. 3.5 miles away.

Accommodation

The property comprises a corner ground floor commercial unit including a retail area and stores. There is a rear loading area plus parking. The freehold includes the ground lease interests of the two flats above which produce an annual ground rent income of £100 per flat. There is a small maintenance/service charge covering the rear common parts which is shared between the three properties.

Ground Floor Sales incl. wc	443 sq.ft (41.16 m ²)
Stores	584 sq.ft (54.26 m ²)
Total	1,027 sq.ft (95.41 m ²)

Terms

The property is offered freehold with vacant possession including the benefit of the ground leases of the flats above.

Price

Offers in the region of £275,000 Subject to Contract



Planning

The property falls within Class E of the General Use Classes Order (amended 2020)

Rates

Rateable Value

Energy Performance Asset Rating

C 51-75



This is how energy efficient

Legal Costs

Each party to bear their own legal costs.

VAT

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

Viewing & Further Information

Contact sole agents Mass & Co:

Mark Mannering - mark.mannering@massandco.com

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