

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

**FREEHOLD FOR SALE - RETAIL/COMMERCIAL PREMISES WITH STORES PRICE REDUCED**  
1,027 sq.ft ( 95.41 m<sup>2</sup> )



**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.

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

**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**

<b>Rateable Value</b>	£11,250
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**Energy Performance Asset Rating**

**C 51-75** ← **54** This is how energy efficient this building is

**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:

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