

66 HUTTON ROAD, SHENFIELD, BRENTWOOD, ESSEX, CM15 8NB

TO LET - PROMINENT CORNER RETAIL/OFFICE PREMISES

941 sq.ft (87.42 m²)



Location

The property occupies a prominent corner position at the western end of Hutton Road, close to its junction with Priests Lane. Hutton Road is the main retail parade for Shenfield which accommodates an array of independent retailers, cafes, bars and eateries as well as national retailers including Tesco Express and The Co Operative.

Shenfield is an affluent commuter town which lies between Brentwood and Billericay. Shenfield Station (Crossrail), which is a few minutes walk from the property, offers direct train services to London's Liverpool Street from as little as 23 minutes. The A12 is within 10 minutes drive and thereafter the M25 (J28) within 5 minutes drive.

Accommodation

The property comprises a ground floor retail and office area. There WC's are situated to the rear. Parking spaces can be allocated to the property.

Ground Floor Office/sales area	685 sq.ft (63.64 m ²)
Ground Floor rear office office	183 sq.ft (17.00 m ²)
WC's	73 sq.ft (6.78 m ²)
Total	941 sq.ft (87.42 m ²)

Terms

The property is to be offered on a new effectively full repairing and insuring lease for a minimum term of 5 years.

Rent

£34,500 per annum exclusive of service charge, rates, utilities, building insurance and VAT. Rent is payable quarterly in advance.

Service Charge

A minimal service charge may be applicable charged on an ad hoc basis.

Planning

The property falls within Class E.

Rates

Rateable Value	To be re-assessed but estimated at £22,185
UBR (2022/2023)	£0.499
Rates payable (estimated)	£11,070

Energy Performance Asset Rating

C 51-75

59 This is how energy efficient this building is.

Legal Costs

Each party to bear their own legal cost

VAT

Value Added Tax is not applicable to the rent

Viewing & Further Information

Contact joint agents

Mass & Co:

Mark Mannering - 01277 201300 - mark.mannering@massandco.com

Savills

Mike Storrs - 01245 293228 - mstorrs@savills.com