

01277 201300

Mass & Co

Chartered Surveyors and Property Consultants 25 High Street, Brentwood, Essex. CM14 4RG

www.massandco.com

UNIT 25-26 GEORGE YARD SHOPPING CENTRE, BRAINTREE, ESSEX, CM7 1RB

PRIME SHOP TO LET

1,555 sq.ft (144.46 m²)



Location

The scheme is anchored by the Quadrant departmental store and a 712 space multi storey car park. The unit is opposite Peacocks and Boots. Other retailers in the scheme include Superdrug, WH Smith, Game, Dorothy Perkins, Card Factory and Greggs.

Accommodation

Ground floor shop with rear access to the service yard plus first floor storage. Approximate areas and dimensions are as follows:

| Internal width | 34'10" (10.62 m) |
|---------------------|--------------------------------------|
| Retail depth | 52'8" (16.05 m) |
| Sales area | 1,555 sq.ft (144.46 m ²) |
| First floor storage | 1,804 sq.ft (167.60 m ²) |

Terms

Effectively full repairing and insuring for a term to be agreed subject to five yearly upward only rent reviews.

Rent

£72,000 per annum exclusive of VAT, business rates, service charge and all other outgoings. 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 | £51,000 |
|-----------------|---------|
| UBR (2020/2021) | £0.516 |
| Rates Payable | £26,316 |
| | |

Interested parties are advised to verify these figures with Braintree District Council on 01376 552525

Energy Performance Asset Rating

D 76-100

| this building is | √ 88 | |
|------------------|-------------|--|
|------------------|-------------|--|

Legal Costs

Each party to bear their own.

VAT

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

Viewing & Further Information

Contact:

Mark Mannering of Mass & Co

mark.mannering@massandco.com

Or

Fergus Emmerson of BC Retail

020 7183 0589

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