

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

### PRIME SHOP TO LET

1,555 sq.ft ( 144.46 m<sup>2</sup> )



#### 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:

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

#### 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

<b>Rateable Value</b>	£51,000
<b>UBR (2020/2021)</b>	£0.516
<b>Rates Payable</b>	£26,316

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

#### Energy Performance Asset Rating

<b>D 76-100</b>	<b>88</b> This is how energy efficient this building is
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#### 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](mailto:mark.mannering@massandco.com)

Or

Fergus Emmerson of BC Retail

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Experian Goad Plan Created: 01/04/2016

Created By: Mass and Co