

01277 201300

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

www.massandco.com

UNIT 23 BAYTREE CENTRE, BRENTWOOD, ESSEX, CM14 4BX

RETAIL UNIT TO LET 1,716 sq.ft (159.42 m²)



Location

The Baytree Shopping Centre is anchored by Wilko, WH Smith and Sports Direct. The subject property is adjacent to Fashion Avenue and EE. Other retailers in the scheme include Card Factory, Body Shop, Holland & Barrett, CEX and The Works.

Accommodation

Retail shop with rear access and first floor storage. Approximate areas and dimensions are as follows:

Gross frontage	18'0" (5.49 m)
Internal width	16'0" (4.88 m) widening to 25'8" (7.82 m)
Retail depth	75'1" (22.89 m)
Sales area	1,716 sq.ft (159.42 m ²)
Storage area	590 sq.ft (54.81 m ²)

Terms

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

Rent

£51,000 per annum exclusive of service charge, rates, utilities, building insurance and VAT. Rent is payable quarterly in advance on the usual quarter days.



Service Charge

The projected service charge for the year ending 31st December 2020 is £11,890.06

Rates

Rateable Value	£63,000
UBR (2019/2020)	48p
Rates Payable	£30,240

Applicants are advised to verify these figures with Brentwood Borough Council on 01277 312500

Energy Performance Asset Rating

E1_7E		
51-(5		

This is how energy efficient 64

Legal Costs

Each party to bear their own.

VAT

С

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

Viewing & Further Information

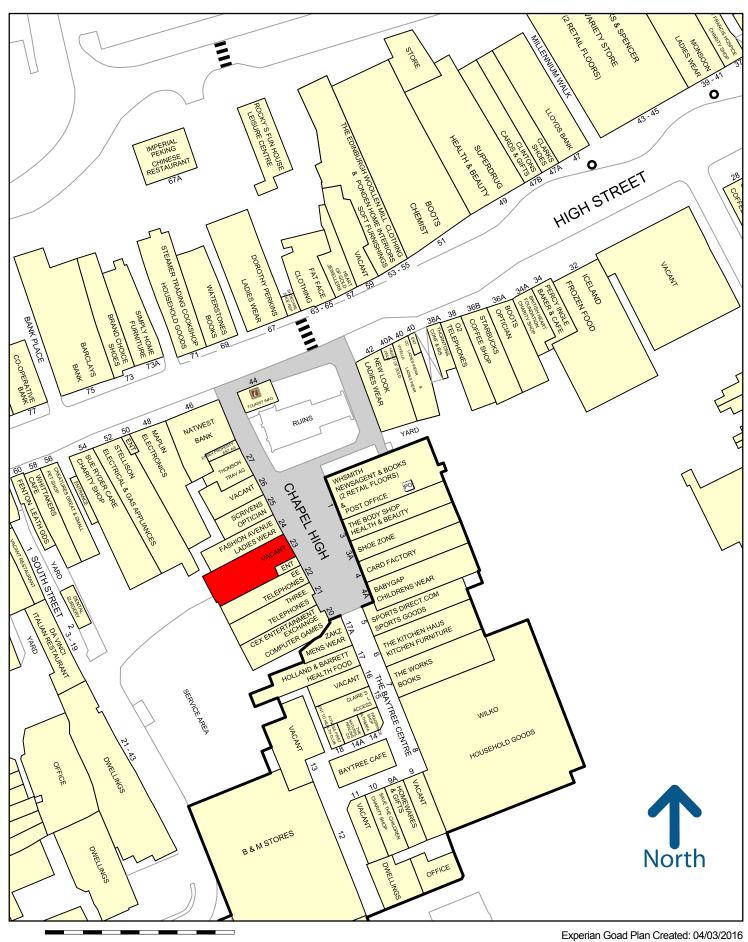
By appointment with joint sole letting agents Mark Mannering of Mass & Co mark.mannering@massandco.com Or Charlie Reid of CBRE 0207 182 2473

& Co Ltd for themselves and also as Agents for the seller(s)/lessee(s) of this property give

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conditional to the transaction.





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