

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

### RETAIL UNIT TO LET

1,716 sq.ft ( 159.42 m<sup>2</sup> )



### 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:

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

£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

<b>Rateable Value</b>	£63,000
<b>UBR (2019/2020)</b>	48p
<b>Rates Payable</b>	£30,240
Applicants are advised to verify these figures with Brentwood Borough Council on 01277 312500	

### Energy Performance Asset Rating

<b>C 51-75</b>	<b>64</b> This is how energy efficient this building is
----------------	---

### Legal Costs

Each party to bear their own.

### VAT

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

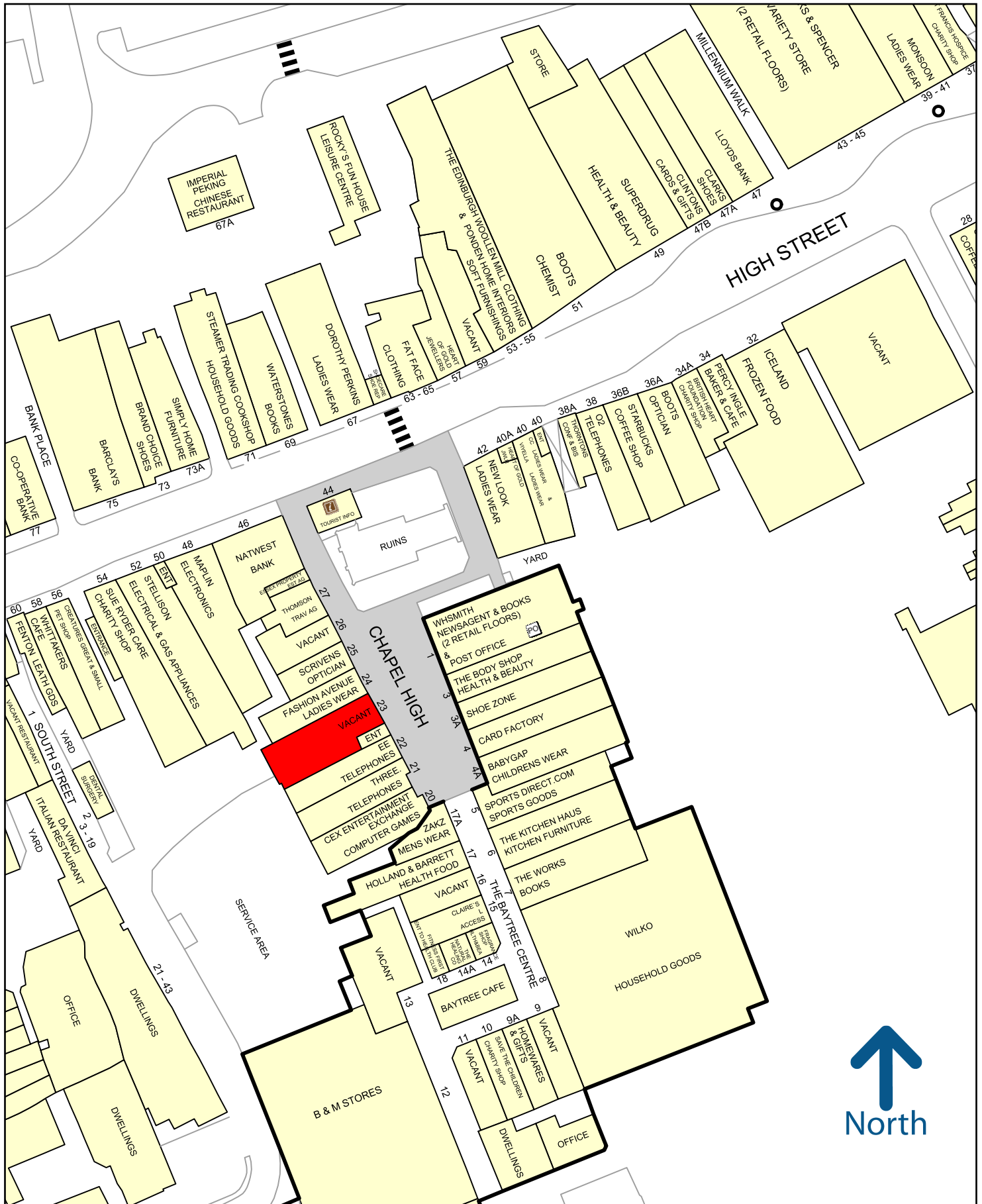
### Viewing & Further Information

By appointment with joint sole letting agents

Mark Mannering of Mass & Co  
[mark.mannering@massandco.com](mailto:mark.mannering@massandco.com)

Or

Charlie Reid of CBRE  
0207 182 2473



50 metres

Experian Goad Plan Created: 04/03/2016  
Created By: Mass and Co



Copyright and confidentiality Experian, 2016. © Crown  
copyright and database rights 2016. OS 100019885

For more information on our products and services:  
[www.experian.co.uk/goad](http://www.experian.co.uk/goad) | [goad.sales@uk.experian.com](mailto:goad.sales@uk.experian.com) | 0845 601 6011