

UNIT 23 CHAPEL HIGH, 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 (2020/2021)	£0.516
Rates Payable	£30,508

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

Energy Performance Asset Rating

C 51-75	64 This is how energy efficient this building is.
----------------	--

Legal Costs

Each party to bear their own.

VAT

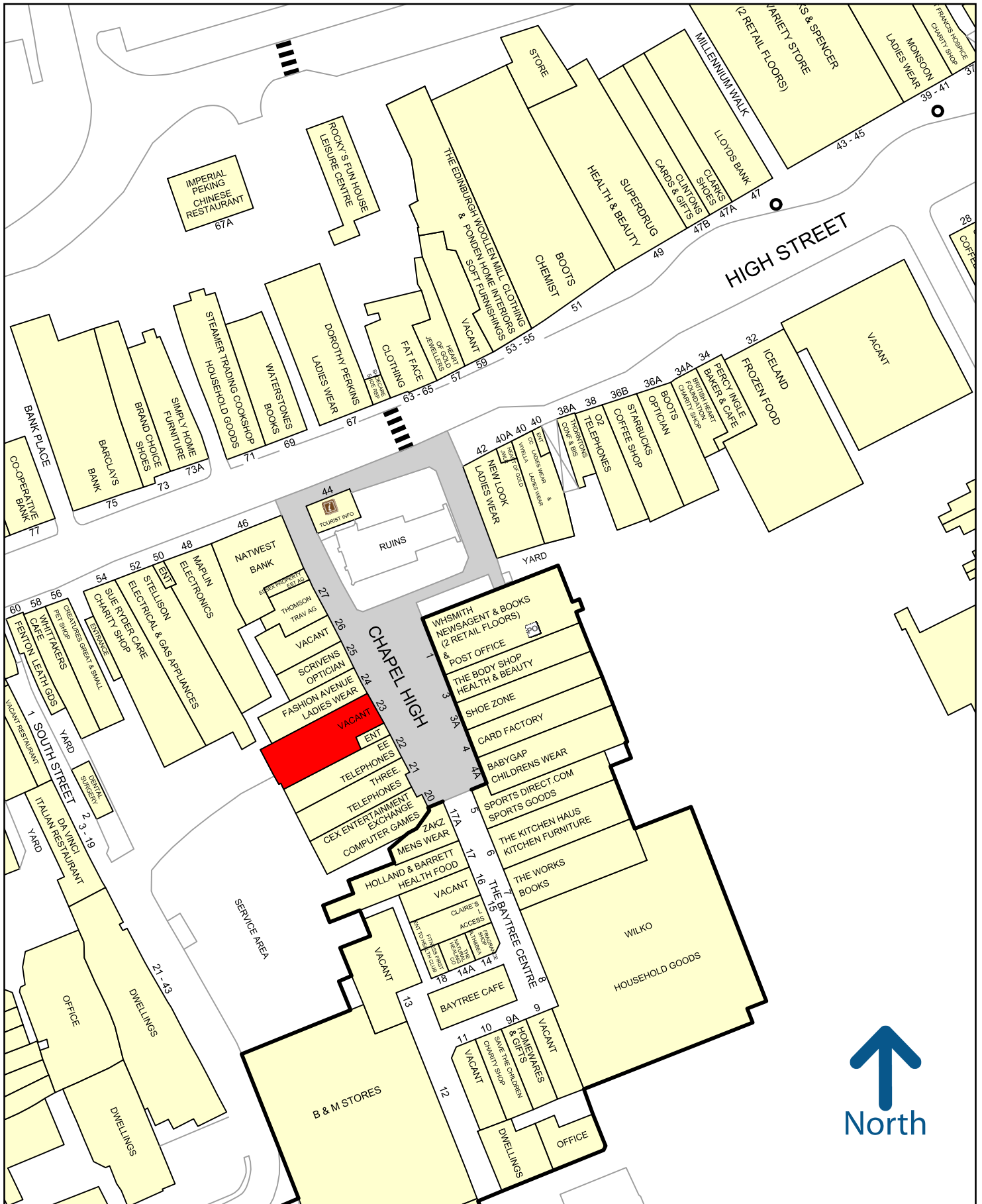
All rents and prices stated are subject to Value Added Tax.

Viewing & Further Information

By appointment with joint sole letting agents

Mark Mannering of Mass & Co
mark.mannering@massandco.com

Or
Charlie Reid of CBRE
0207 182 2473



50 metres

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

