

## UNIT 16 BAYTREE CENTRE, BRENTWOOD, ESSEX, CM14 4BX

### RETAIL UNIT TO LET

916 sq.ft ( 85.10 m<sup>2</sup> )



#### Location

The Baytree Shopping Centre is anchored by Wilkinson, WH Smith and Sports Direct. The subject property is adjacent to Holland & Barrett and Claire's Accessories. Other retailers in the scheme include Card Factory, Body Shop and CEX Computer Games.

#### Accommodation

Retail shop with rear access. The shop front incorporating an electric shutter is installed but otherwise the unit is to shell finish. Approximate areas and dimensions are as follows:

<b>Gross Frontage</b>	19'11" ( 6.07 m )
<b>Internal Width</b>	19'2" ( 5.84 m )
<b>Retail Depth</b>	49'6" ( 15.09 m )
<b>Sales Area</b>	916 sq.ft ( 85.10 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

£30,000 per annum exclusive of VAT, business rates, service charge and all other outgoings. Rent is payable quarterly in advance on the usual quarter days. VAT is applicable.

#### Service Charge

The projected service charge for the year ending 31st December 2018 is £4,397.69.

#### Rates

<b>Rateable Value</b>	To be assessed.
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#### Energy Performance Asset Rating

**B 26-50**

**45** 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 agents.

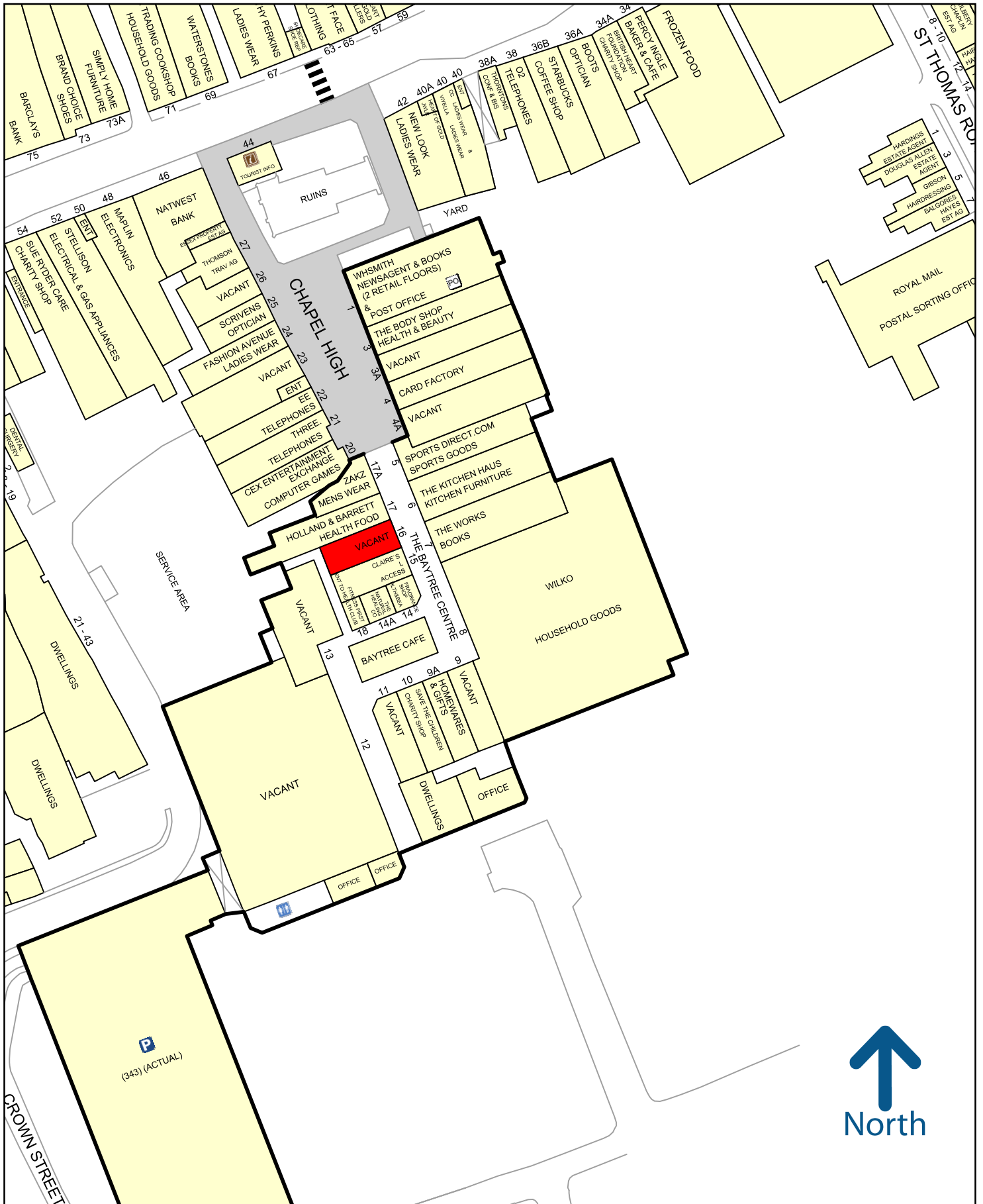
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Experian Goad Plan Created: 28/04/2016  
Created By: Mass and Co

