

70 HUTTON ROAD, SHENFIELD, BRENTWOOD, ESSEX, CM15 8NB

TO LET - TOWN CENTRE CLASS E UNIT

814 sq.ft (75.62 m²)



Location

The property occupies a prominent position at the western end of Hutton Road, close to its junction with Priests Lane. Hutton Road is the main retail parade for Shenfield which accommodates an array of independent retailers, cafes, bars and eateries as well as national retailers including Tesco Express and The Co Operative.

Shenfield is an affluent commuter town which lies between Brentwood and Billericay. Shenfield Station (Elizabeth Line), which is a few minutes walk from the property, offers direct train services to London's Liverpool Street from as little as 23 minutes.

The A12 is within 10 minutes drive and thereafter the M25 (J28) within 5 minutes' drive.

Accommodation

The property comprises a ground floor commercial/retail unit which includes rear staff area and stores and two WC's. There is 1 allocated parking space to the rear of the property.

Ground Floor Sales	551 sq.ft (51.19 m ²)
Rear stores & staff areas	263 sq.ft (24.43 m ²)
Total	814 sq.ft (75.62 m ²)

Terms

A new lease on terms to be agreed. The incoming tenant will be required to pay a rental deposit of between 3-6 months, subject to status.

Rent

£26,500 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

A service charge may be applicable in respect of this property. Further details on request.

Planning & Use

Use Class E

Rates

Rateable Value	£19,750
UBR (2023/2024)	£0.499
Rates Payable	£9,855

Energy Performance Asset Rating

B 26-50 ← **34** This is how energy efficient this building is

Legal Costs

Each party to bear their own legal costs.

VAT

Value added tax is not applicable to the rent

Viewing & Further Information

Contact Mass & Co:

Mark Mannering - mark.mannering@massandco.com