

19 HUTTON ROAD, SHENFIELD, BRENTWOOD, ESSEX, CM15 8JU

TO LET SHORT TERM - CAR SALES OFFICE & FORECOURT

685 sq.ft (63.64 m²)



Location

The property is located in a prominent on the west side Hutton Road (A129) close to its junction with Shenfield Road (A1023).

Hutton Road leads into central Shenfield and accommodates an array of national and independent retailers, cafes and eateries. Shenfield Station (Elizabeth Line) is within 10 minutes' walk from the property.

Shenfield is an affluent suburb of Brentwood which itself is within 5 minutes' drive as is the A12 and the M25 (j28) within 10 minutes' drive.

Accommodation

The property comprises a former car sales office and forecourt with WC. The forecourt area measures approx. 12m x 12m formerly used for the display and sales of cars and vans.

Note: The landlord owns additional buildings and land adjoining the property which may be available by separate agreement. Further details on request.

Sales Office	686 sq.ft (63.73 m ²)
Forecourt	1,550 sq.ft (144.00 m ²)

Terms

The property is offered by way of a short term licence agreement, initially for 2 years with a landlord's option to break after 18 months. A minimum rent deposit of 3 months (subject to status) will be required.

Rent

£25,000 per annum exclusive, business rates, utilities, building insurance and VAT. Rent is payable quarterly in advance.

Rates

Rateable Value	£18500
UBR (2023/2024)	0.499
Rates Payable	£9,232

Interested parties are advised to check thier business rates obligations with Brentwood Borough Council

Energy Performance Asset Rating

EPC Awaited

Legal Costs

Each party to bear their own legal costs.

VAT

Value added tax is not payable in respect of the rent.

Viewing & Further Information

Contact Mass & Co:

Mark Mannering - mark.mannering@massandco.com