

18 SPRINGFIELD AVENUE, HUTTON, BRENTWOOD, ESSEX, CM13 1RE

TO LET - NEIGHBOURHOOD RETAIL/CLASS E PREMISES

690 sq.ft (64.10 m²)



Location

The parade lies at the end of Springfield Avenue a primarily residential area which lies off Hutton Drive and is also accessed by vehicle from Cotswolds gardens. Hutton is a suburb of Shenfield. The property is within easy drive of Shenfield and Brentwood centres and access to the A12 is within 10 minutes drive.

Accommodation

The property comprises an end of terrace retail unit forming a parade of a neighbourhood centre. There is a main sales area behind which are two additional rooms, a toilet and Kitchen. There is loading access to the rear

Main sales area	408 sq.ft (37.90 m ²)
Rear rooms	243 sq.ft (22.58 m ²)
Kitchen and WC	39 sq.ft (3.62 m ²)
Total	690 sq.ft (64.10 m ²)

Terms

The property is to be offered on new lease terms to be agreed. A rent deposit of 3-6 months will be required subject to status.

Rent

£11,500 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

The property may be subject to a service charge for the common parts of the parade charges on a fair and reasonable apportionment of costs to the building if demanded

Planning & Use

The property falls into use Class E

Rates

Rateable Value	£8,000
UBR (2024/2025)	£0.499
Rates Payable	£3,992

The Property qualifies for Small Business Rates Relief which subject to the Tenant qualifying could mean up to 100% relief on business rates

Energy Performance Asset Rating

EPC Awaited

Legal Costs

Each party to bear their own legal costs.

VAT

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

Viewing & Further Information

Contact Mass & Co:

Graham Green - graham@massandco.com or 01277 201300