

144 HUTTON ROAD, SHENFIELD, CM15 8NL

TO LET CLASS E RETAIL UNIT

835 sq.ft (77.57 m²)



Location

The premises are situated on Hutton Road (A129), being easily accessible to public transport with Shenfield Station a short walk to the East, offering a direct service to Liverpool Street in approximately 23 minutes and across London to Heathrow via the Elizabeth Line. Hutton Road boasts many High Street names including Costa Coffee and Tesco Express. The A12 thoroughfare can be reached in under 5 minutes, providing access to the M25.

Accommodation

A ground floor retail unit with rear access kitchen and WC, one car parking space is allocated areas and dimensions are as follows.

Sales area	733
Kitchen / Stores	102

Terms

The property is to be offered on a new, effectively full repairing and insuring lease, for a term to be agreed.

Rent

£28,000 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days

Service Charge

The property is subject to a service charge details available on request.

Planning & Use

The property falls into use Class E

Rates

Rateable Value	22250
Rates Payable	0.499

Energy Performance Asset Rating

EPC Awaited

Legal Costs

Each party to bear their own costs.

VAT

VAT is applicable to the rent and service charge.

Viewing & Further Information

Strictly by prior arrangement with Mass & Co