

GEORGE YARD SHOPPING CENTRE, BRAINTREE, ESSEX, CM7 1RB

RETAIL UNITS TO LET

449 sq.ft - 2,343 sq.ft (41.71 m² - 217.67 m²)



Location

George Yard Shopping Centre is in the heart of Braintree and benefits from a mix of quaint character cafes and larger purpose-built shops. The scheme is anchored by The Cooperative Department Store and includes Boots, WH Smith, Superdrug as well as trendy independent local operators.

Accommodation

The current available units are listed below and show the sales areas measured on a net internal area. Each unit has an additional ancillary area

Unit 2B	2,343 sq.ft (217.67 m ²)
Unit 3	1,482 sq.ft (137.68 m ²)
Unit 20	627 sq.ft (58.25 m ²)
Unit 21	559 sq.ft (51.93 m ²)
Unit 22	449 sq.ft (41.71 m ²)
Unit 25/26	1,519 sq.ft (141.12 m ²)

Terms

Available by way of new effectively Full Repairing & Insuring leases for a term to be agreed. All figures exclusive of VAT.

Rent - Unit 2B - £48,750 per annum

Rent - Unit 3 - £37,500 per annum

Rent - Unit 20 - £24,000 per annum

Rent - Unit 21 - £22,500 per annum

Rent - Unit 22 - £20,250 per annum

Rent - Unit 25/26 - £48,000 per annum

Service Charge

Service charge is payable - all figures shown are per annum: Unit 2B - £21,939.13 Unit 3 - £17,500.00, Unit 20 - £10,029.32, Unit 21 - £10,029.32, Unit 22 - £16,297.64, Units 25/26 - £26,953.79.

Rates

Unit 2B - Rateable value	£57,500
Unit 3 - Rateable Value	£34,500
Unit 20 - Rateable value	£21,750
Unit 21 - Rateable value	£21,500
Unit 22 - Rateable value	£17,500
Unit 25/26 - Rateable value	£51,000

Energy Performance Asset Rating

EPC Awaited

Legal Costs

Each party to bear their own.

VAT

Value added tax is applicable to all costs.

Viewing & Further Information

Contact joint agents:

Mark Mannering - mark.mannering@massandco.com

Ted Parr - BC Retail - tp@bcretail.co.uk

**GEORGE YARD BRAINTREE
SCHEDULE OF AVAILABLE UNITS
DECEMBER 2021**

Unit No.	Sales Area Sqft	Ancillary Space Sqft	Rent pa	Rent pm	S/Charge pa
2B	2343	1,127	£48,750	£4062.50	£21,939.13
3	1,482	833	£37,500	£3,125.00	£17,551.30
20	627	530	£24,000	£2,000.00	£10,029.32
21	559	544	£22,500	£1,875.00	£10,029.32
22	449	933	£20,250	£1,687.50	£16,297.64
25/6	1,519	1,823	£48,000	£4,000.00	£26,953.79