

250, HUTTON ROAD, SHENFIELD, BRENTWOOD, ESSEX, CM15 8PA

TO LET - CLASS E GROUND FLOOR UNIT

894 sq.ft (83.06 m²)



Location

The property is situated at the very eastern end of Hutton Road opposite Shenfield Station. Hutton Road is the main shopping parade for Shenfield which consists of an array of eateries, bars, estate agents and hair & beauty salons. National retailers nearby include Tesco Express, Co-Op and Costa Coffee. Adjoining the property is a pay & display car park.

Shenfield is an affluent commuter suburb of Brentwood. It has direct fast trains to London's Liverpool Street and is on the Elizabeth Line with trains to East and West London.

Accommodation

The property comprises of a ground floor retail/commercial unit modernised to a high standard and includes separate kitchen and W/C ancillary area positioned away from the retail floor space, rear access via the kitchen leads to 2 allocated parking spaces.

Ground Floor Sale	710 sq.ft (65.96 m)
Ground Floor Ancillary	84 sq.ft (17.09 m)

Terms

The property is to be offered on a new, effectively full repairing and insuring lease, for a term to be agreed. A sum equal to 3 months rent deposit is required.

Rent

£32,000 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days

Service Charge

The property is subject to an annual service charge for the maintenance and upkeep of the rear car park and common parts, understood to be approx. £1,300pa.

Planning & Use

The premises fall within Class E

Rates

Rateable Value	26,750
UBR (2023/2024)	0.499
Rates Payable	11,770

Energy Performance Asset Rating

C 51-75 ← **53** 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

Strictly by prior arrangement with Mass & Co