

**218 HUTTON ROAD, SHENFIELD, BRENTWOOD, CM15 8NR**

**TO LET - HIGH STREET RETAIL PREMISES WITH FIRST FLOOR OFFICES**  
1,775 sq.ft ( 164.90 m<sup>2</sup> )



**Location**

The property occupies a prominent position on the north side of Hutton Road within the premier retailing area of affluent Shenfield. The railway station is situated almost opposite which forms part of the Elizabeth Line and provides a direct rail service to London's Liverpool Street as well as to the surrounding the neighbouring towns of Brentwood and Chelmsford both of which are within easy driving distance. The A12 is within 5 minutes' drive away.

**Accommodation**

The property comprises a ground floor retail showroom with additional ancillary office space and a separate kitchen. The first floor is accessed independently and offers further office accommodation, benefiting from triple-aspect windows. The property includes 4-6 parking spaces, which are situated to the rear. The building has both male and female W/Cs and shower facilities. The property has the following floor areas measured on a net internal basis;

<b>Ground Floor Showroom</b>	529 (Sq Ft.)
<b>Ground Floor Office / ancillary</b>	287 (Sq Ft.)
<b>Ground Floor Kitchen</b>	145 (Sq Ft.)
<b>First Floor Offices</b>	814 (Sq Ft.)

**Terms**

A new, effectively full repairing and insuring lease on terms to be agreed.

**Rent**

£55,000 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days

**Service Charge**

A service charge may be applicable in respect of this property. Further details on request.

**Planning & Use**

**Rates**

<b>Rateable Value Ground Floor</b>	34,000
<b>Rateable Value First Floor</b>	14,250
<b>UBR (2025/2026)</b>	0.499

**Energy Performance Asset Rating**

**C 51-75** ← **64** This is how energy efficient this building is.

**Legal Costs**

Each party to bear thier own legal costs

**VAT**

Value added tax is applicable to the rent

**Viewing & Further Information**

Strictly by prior arrangement with Mass & Co