

242 HUTTON ROAD, SHENFIELD, BRENTWOOD, CM158PA

TO LET - GROUND FLOOR CLASS E UNIT

894 sq.ft (83.06 m²)



Location

The property is situated towards the 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. Hunter Avenue Car Park is a two minute walk

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 commercial unit with a large retail showroom, storage space and utility area can be found to the rear with the additional benefit of ancillary space to the first floor comprising of a W/C and storage area, leading to rear access doors and roller shutter out to one car parking space. Currently the unit is configured as a hairdressers salon but suite all usages falling within Class E. The property comes with one allocated car parking space at the rear.

Ground Floor Showroom	710 sq.ft (65.96 m)
First 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

Planning & Use

The premises fall within Class E

Rates

Rateable Value	26750
UBR (2023/2024)	0.499
Rates Payable	13348

Energy Performance Asset Rating

C 51-75	70 This is how energy efficient this building is
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Legal Costs

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

VAT

Value added tax is not applicable to the rent.

Viewing & Further Information

Strictly by prior arrangement with Mass & Co