



RETAIL UNIT TO LET

BRENTWOOD

UNIT 4A, THE BAYTREE CENTRE

DESCRIPTION

The Baytree Shopping Centre is situated in the middle of Brentwood Town Centre and is anchored by **Wilko** and **Sportsdirect**. Notable retailers in the scheme include **EE**, **Card Factory**, **Claire's**, **The Body Shop**, **WH Smith**, **Holland & Barrett** and **Savers**. Other retailers nearby and on the High Street include **M&S**, **Nando's**, **Waterstones** and **Sainsbury's**.

Please refer to the attached copy of the street traders plan for further details.

ACCOMMODATION

The premises are arranged over ground floor with rear loading access, comprising the following areas and dimensions:

Internal Width	23 ft 2 ins	(7.06 m)
Retail Depth	72 ft 10 ins	(22.20 m)
Sales Area	1,687 sq. ft.	(156.72 sq. m)
Kitchen/Storage	540 sq. ft.	(50.17 sq. m)
Total	2,227 sq. ft.	(206.89 sq. m)

LEASE

The premises are available on a new effectively full repairing and insuring lease for a term to be agreed subject to 5 yearly upward only rent reviews.

RENT

£60,000

per annum exclusive.

SERVICE CHARGE

The current service charge for the financial year is £10,937.67 per annum.

BUSINESS RATES

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£47,750
UBR (20/21)	0.499p

All parties are to be advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of D 86. A full report is available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VIEWING

Strictly by appointment through joint agents, **Green & Partners**, contacting:

Mike Willoughby 020 7659 4827
mike.willoughby@greenpartners.co.uk

Harry Silcock 020 7659 4839
harry.silcock@greenpartners.co.uk

Or, **Mass & Co**, contacting:

Mark Mannering 01277 201300
mark.mannering@massandco.com

Subject to Contract

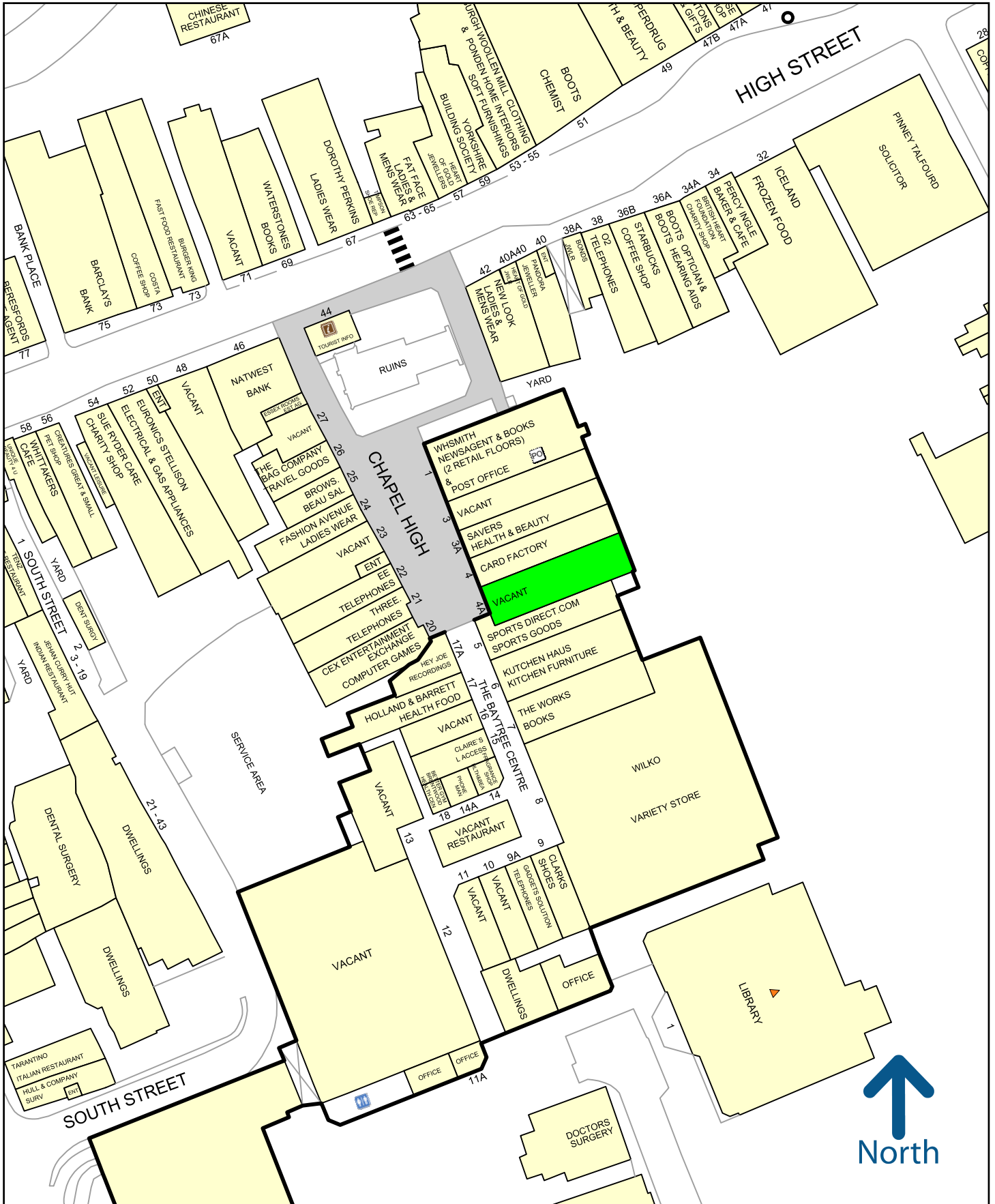
020 7659 4848

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Green & Partners is the trading name of Green & Partners LLP.
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50 metres

Experian Goad Plan Created: 04/07/2020

Created By: Green and Partners

