

01206 577667

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 Whybrow

Ground Floor Retail Unit – To Let



**14 New Street, Braintree, Essex, CM7 1ES**

Asking Rent: £14,000 Per Annum Exclusive

711 Sq. Ft (66.1 Sq. M)

- Ground Floor Retail Shop
- Town Centre Location
- May Suit A Variety Of Uses (Subject to Planning)
- New Lease Available
- Multi Storey Car Park Situated a Few Minutes Away

## Location

Braintree is a growing Essex market town with a population of around 45,000. It enjoys excellent transport links due to its close proximity of the busy A120 and around 15 miles west of Colchester and north of Chelmsford. There are direct rail links into London Liverpool Street with a journey time of around 1 hour and London Stansted Airport within 15 miles.

The property is located within the Southern area of Braintree town, within a pedestrian route allowing easy access through to the High Street. The area is predominantly occupied by independent retailers.



## Description

The property comprises a predominantly open plan retail space at ground floor level, with a fully glazed frontage. Towards the rear there is a kitchenette and WC. Externally at the rear there is a roller shutter door which may be used for deliveries.

## Accommodation

The property benefits from a Nett Internal Area (NIA) of 711 (66.1sq m)

## Asking Terms

The property is available by way of a new Full Repairing and Insuring (FRI) Lease for a term of years to be agreed, with regular upward only rent reviews.

## Rent

£14,000 per annum exclusive of Business Rates, VAT, Service Charge and all other outgoings.

## Rateable Value

The property appears in the Valuation List with a Rateable Value of £13,250.

## VAT

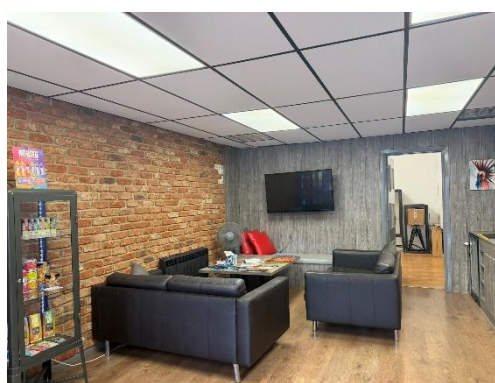
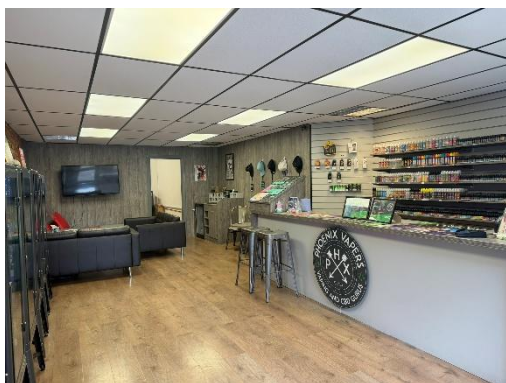
The property is elected for VAT.

## Energy Performance Certificate

The property requires reassessment.

## Legal Fees

Each party is to bear their own legal costs incurred during the course of any transaction.



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