

57 High Street, Braintree, Essex, CM7 1JX



To Let
Shop with
Upper Parts
135.65 sq m
(1,460 sq ft)

- Prominent High Street Trading Position
- Adjacent pedestrian link to the George Yard Shopping Centre and Multi-Storey Car Park
- Available on a New Lease on Terms to be agreed.

Details

Location

The property occupies a prominent trading position on the northern side of the pedestrianised High Street close to its junction with Bank Street and adjacent Baileys Grant, a pedestrian link to the George Yard Shopping Centre and multi-storey Car Park.

Description

The property comprises an attractive mid-terraced building of traditional construction under a pitched roof providing ground floor sales area with ancillary accommodation on basement, first and second floors.

There is potential to create a separate access to the first and second floors if required.

Accommodation

The premises provide the following accommodation and approximate floor areas:

Ground Floor

Gross frontage	20'9"	6.3 sq. m.
Sales depth	27'6"	8.4 sq. m.
Sales area	520 sq. ft.	48.09 sq. m.
WC and Store	68 sq. ft.	6.3 sq. m.

Basement 450 sq. ft. 41.8 sq. m.

First Floor 500 sq. ft. 46.4 sq. m.

Second Floor 440 sq. ft. 40.9 sq. m.

Local Authority

Braintree District Council
Causeway House
Bocking End
Braintree CM7 9HB

Telephone: 01376 552525

Business Rates

From verbal enquiries with the Local Rating Authority we understand that the premises are assessed as follows:

Rateable value	£17,500
Rates payable (2014/2015)	£8,417 pa

Terms

The unit is available on a new full repairing and insuring lease on terms to be agreed.

Rent

£20,000 per annum.

Energy Rating

D.

VAT

VAT is payable on the rent.

Legal Costs

Each party to bear their own legal costs incurred in this transaction.

Notice

In accordance with The Estate Agents Act 1979, Fenn Wright give notice that the owners of the property are connected parties.

Viewing

Strictly by prior appointment with the sole agent:

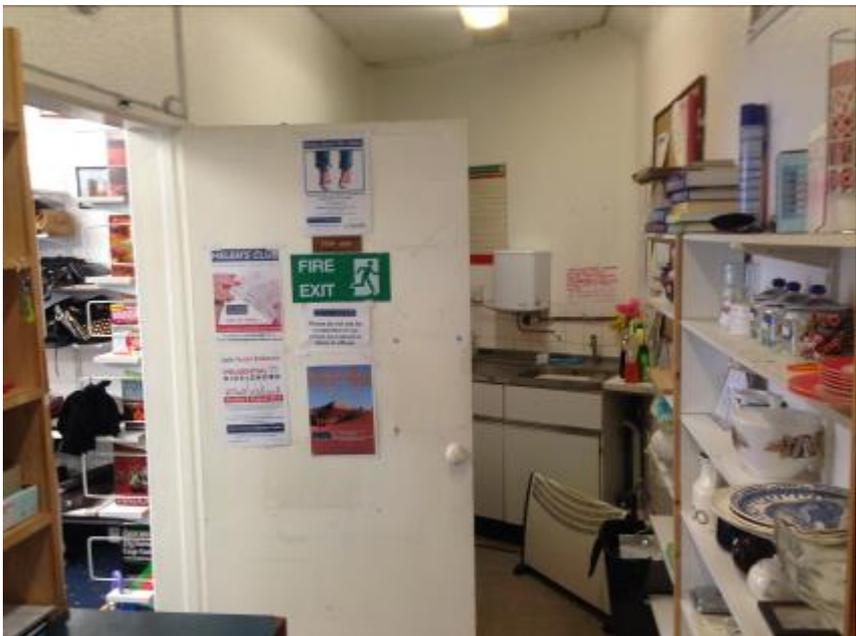
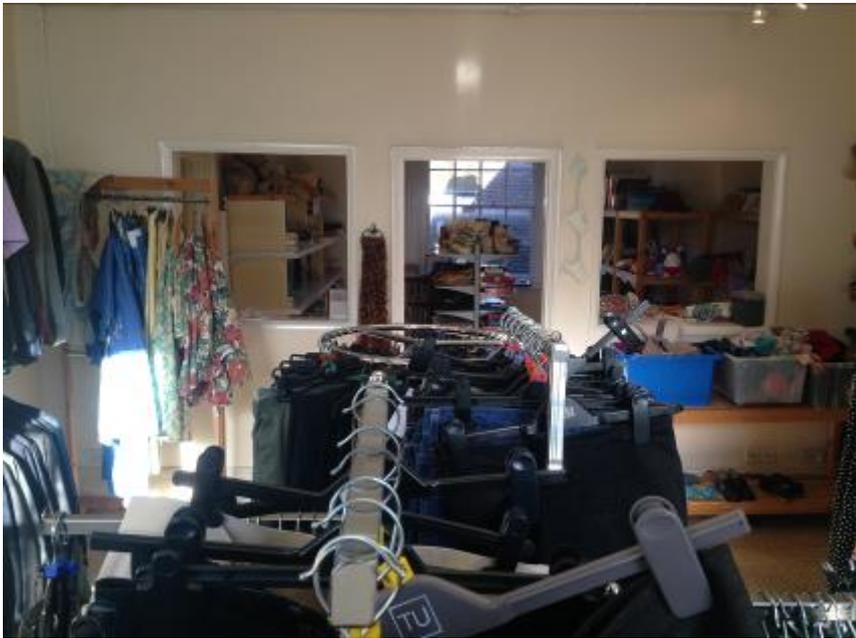
Fenn Wright

64 Newland Street, Witham, CM8 1AH

01376 530 135

fennwright.co.uk

Contact James Wright
jw@fennwright.co.uk



Particulars for 57 High Street, Braintree, Essex, CM7 1JX



For further information

01376 530 135
fennwright.co.uk

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- iv. All statements contained in these particulars as to this property are made without responsibility on the part of Fenn Wright or the vendor/lessor.
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