



CLARKE
HILLYER
EST 1885

INCORPORATING...

brian dadd commercial

TO LET

£30,000 PER ANNUM

- Ground floor lock-up shop
- Suitable for a variety of occupiers
- Opposite Shenfield Station
- Hutton Road location
- Approx 991 sq ft

CONTACT: 020 8501 9220
loughton@clarkehillyer.co.uk
www.clarkehillyer.co.uk

238 HUTTON ROAD, SHENFIELD, ESSEX, CM15 8PA



Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.

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Location

Situated on Hutton Road in Shenfield, Essex, which hosts a variety of independent businesses as well as a number of multiple occupiers such as Costa Coffee, Tesco, and the Co-Op. Shenfield Station (Elizabeth Line & Greater Anglia) is situated opposite the premises and the area is served by local buses. The A12 (Junction 12) and the M25 (Junction 28) are both accessible from the premises.

Description

This property comprises a ground floor lock up shop with ancillary storage which has been used as a vape shop for many years. The premises benefit from hardwood flooring, suspended ceilings, LED spotlights and rear access. The property is more particularly described as follows:

Sales area: 805 sq ft (74.7 sq m).

Ground floor storage: 105 sq ft (9.8 sq m).

First floor storage: 81 sq ft (7.5 sq m).

Total: 991 sq ft (92.1 sq m).

All measurements quoted are approximate only.

Terms

Available by way of a new full repairing and insuring lease, for a term to be agreed, at a rent of £30,000 per annum.

Business Rates

Brentwood Council have advised us of the following business rates:

2024 Rateable Value: £28,750

2024/25 UBR: £0.499

2024/25 Rates Payable: £14,346.25

Interested parties are advised to contact the Local Authority to ascertain current rate liability.

Legal Costs

To be met by the ingoing tenant.

Viewings

Strictly via sole agents, Clarke Hillyer on 0208 501 9220.

EPC

This property has an Energy Performance Rating of C.



COMMERCIAL



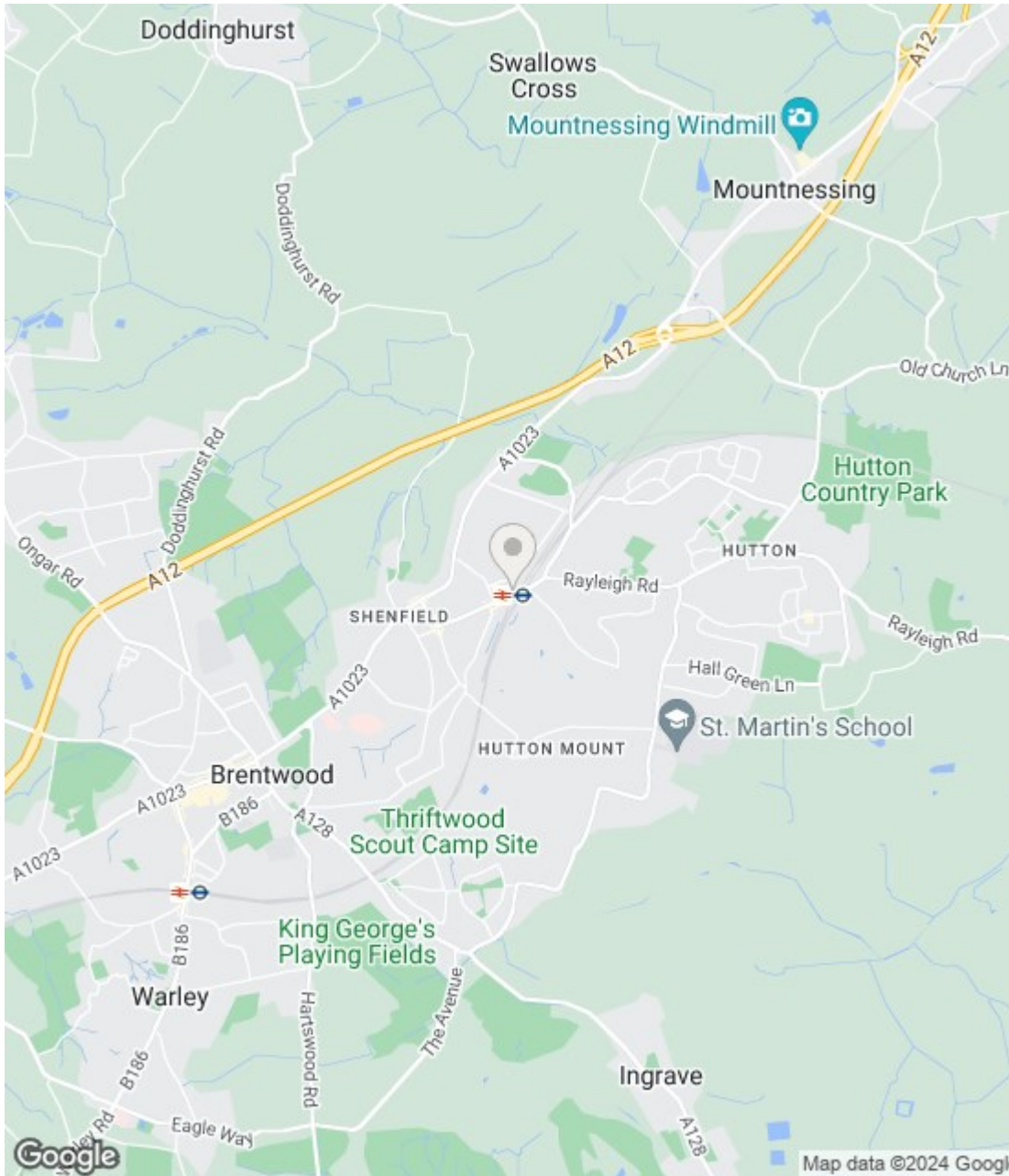
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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GROUND FLOOR



1ST FLOOR

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