

**TO LET**

**City Centre Retail Premises**  
**Busy Town Centre Location**

349 sq. ft. (32 m<sup>2</sup>)

**UNIT 3, VICTORIA SQUARE**

Manor Street, Braintree, Essex, CM7 3YG



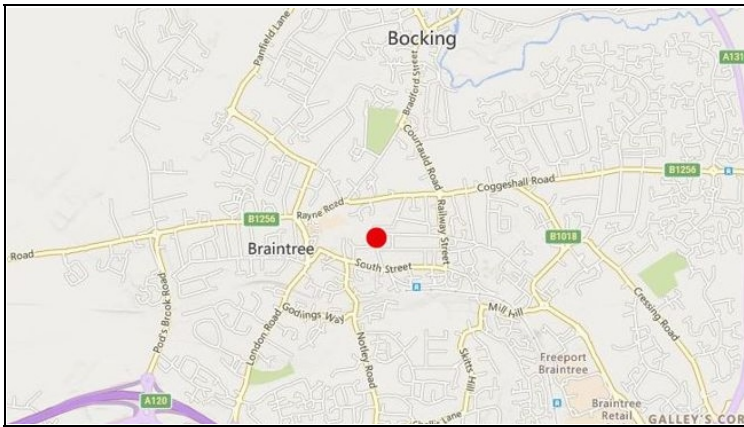
- Fully glazed shop front
- Adjacent to Town Hall Plaza

- High ceilings throughout
- Busy town centre location

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

**01245 358988**

[www.kemsley.com](http://www.kemsley.com)



#### LOCATION

Victoria Square is a brand new mixed use development including the new Travelodge, medical centre and bus interchange, fronting on to Manor Street and adjoining Town Hall Plaza and the library.

The development occupies a prominent position in the heart of Braintree Town Centre within close proximity to George Yard Shopping Centre benefiting from excellent pedestrian flow within the immediate vicinity.

#### DESCRIPTION

Unit 3 fronts on to Manor Street adjoining the new bus interchange. Arranged as open plan accommodation the unit benefits from shop front and will be completed to a shell finish with capped-off services.

#### ACCOMMODATION

**Total** **349 sq. ft. (32 m<sup>2</sup>)**

*The above floor areas are approximate and have been provided to us therefore are subject to verification on site.*

#### TENURE

The property is available by way of a new full repairing and insuring lease upon terms to be agreed.

#### RENT

£10,500 per annum exclusive.

#### VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

#### BUSINESS RATES

Interested parties are advised to make their own enquiries of the Local Authority, Braintree District Council for verification of the rates payable.

#### SERVICE CHARGE

A service charge is applicable. Further details on application.

#### EPC

Further details available upon application.

#### LEGAL FEES

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

#### CONTACT

Strictly by appointment via sole agents:

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Ref: AC2735.U3/CC 03.23



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