

# TO LET

£70,000 PER ANNUM

**elwell taylor**



93-95 HUTTON ROAD  
BRENTWOOD  
CM15 8JE

TO LET

- GLAZED, DOUBLE-FRONTAGE RETAIL UNIT
- BUSY HIGH STREET LOCATION
- CLOSE TO SHENFIELD RAIL STATION
- CAR PARKING AVAILABLE BY SEPARATE NEGOTIATION

## LOCATION

The property is located on Hutton Road, forming part of Shenfield High Street, very close to the prime retail pitch. It is approximately 100 meters from the mainline rail station, which provides access to the Greater Anglia service, as well as the Elizabeth Line. From the station London Liverpool St is a 25 minute journey away, with Chelmsford and Billericay within 15 minutes. The A12 is also nearby, providing easy road access to Chelmsford, and London.

Occupiers close to the property include Tesco Express, The Vault Bar, and The Strand Hair Salon.

## DESCRIPTION

The property comprises a glazed, double-fronted retail unit, which has most recently been used as a high street bank. To the front of the unit is a large, open plan retail space, which is currently split into a banking hall, with meeting rooms to the rear. Behind the meeting rooms is ancillary office space, and a kitchenette, as well as male/female WC's and access to the basement. The space currently benefits from a suspended ceiling with inset reflective strip lighting, air-conditioning, and a mix of carpet and laminate, tile-effect flooring throughout.

In the basement is a storeroom, and secure strong room. There is a yard to the rear, which is available by separate negotiation, which could be used for parking for up to 6 vehicles.

## ACCOMMODATION

Ground Floor Retail: 1,449 sq ft (134.6 sq m)  
Ground Floor Ancillary: 382 sq ft (35.5 sq m)  
Basement Ancillary: 419 sq ft (38.9 sq m)  
TOTAL: 2,250 sq ft (209.0 sq m)

## TERMS

The property is available by way of a new fully repairing and insuring lease for a term to be agreed at an annual rent of £70,000pa.

## RENT

£70,000 Per Annum

## VAT

We understand the property is not elected for VAT

## BUSINESS RATES

RV: £75,500 2023/24  
Rate in the £: 51.2p  
Rates Payable: £38,656 per annum

## LEGAL COSTS

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

## EPC

Category C - 70

## VIEWINGS

Strictly via prior appointment with sole agents Elwell Taylor (01245 266088)

