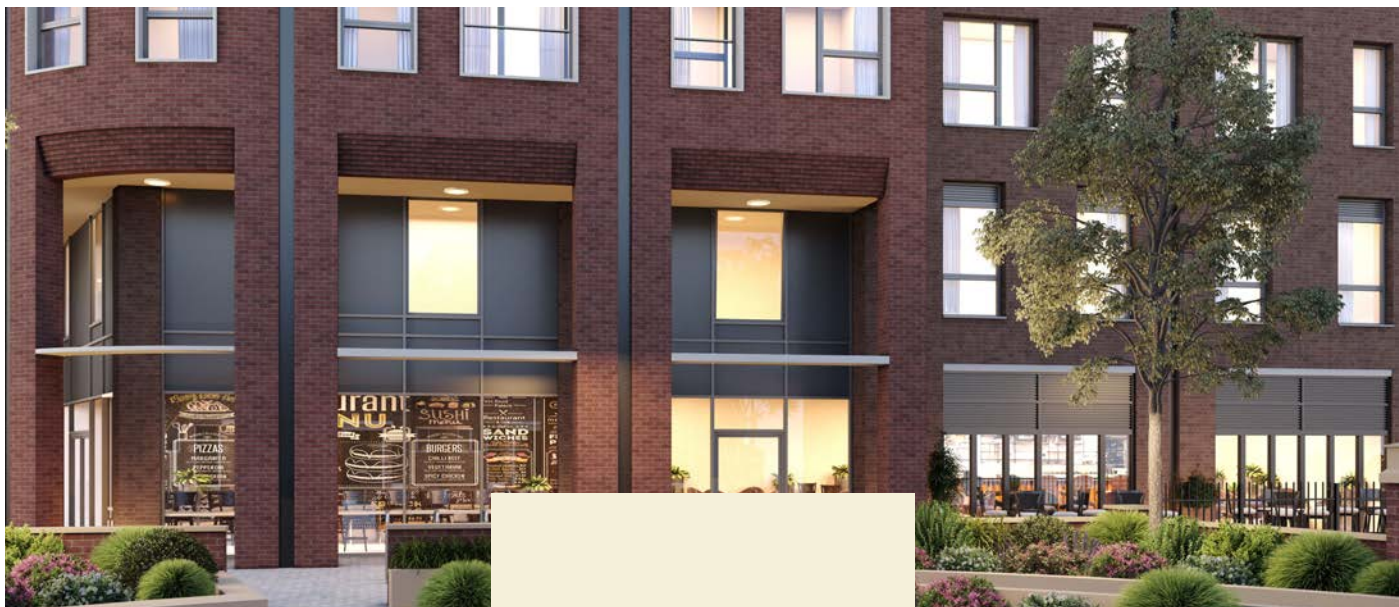




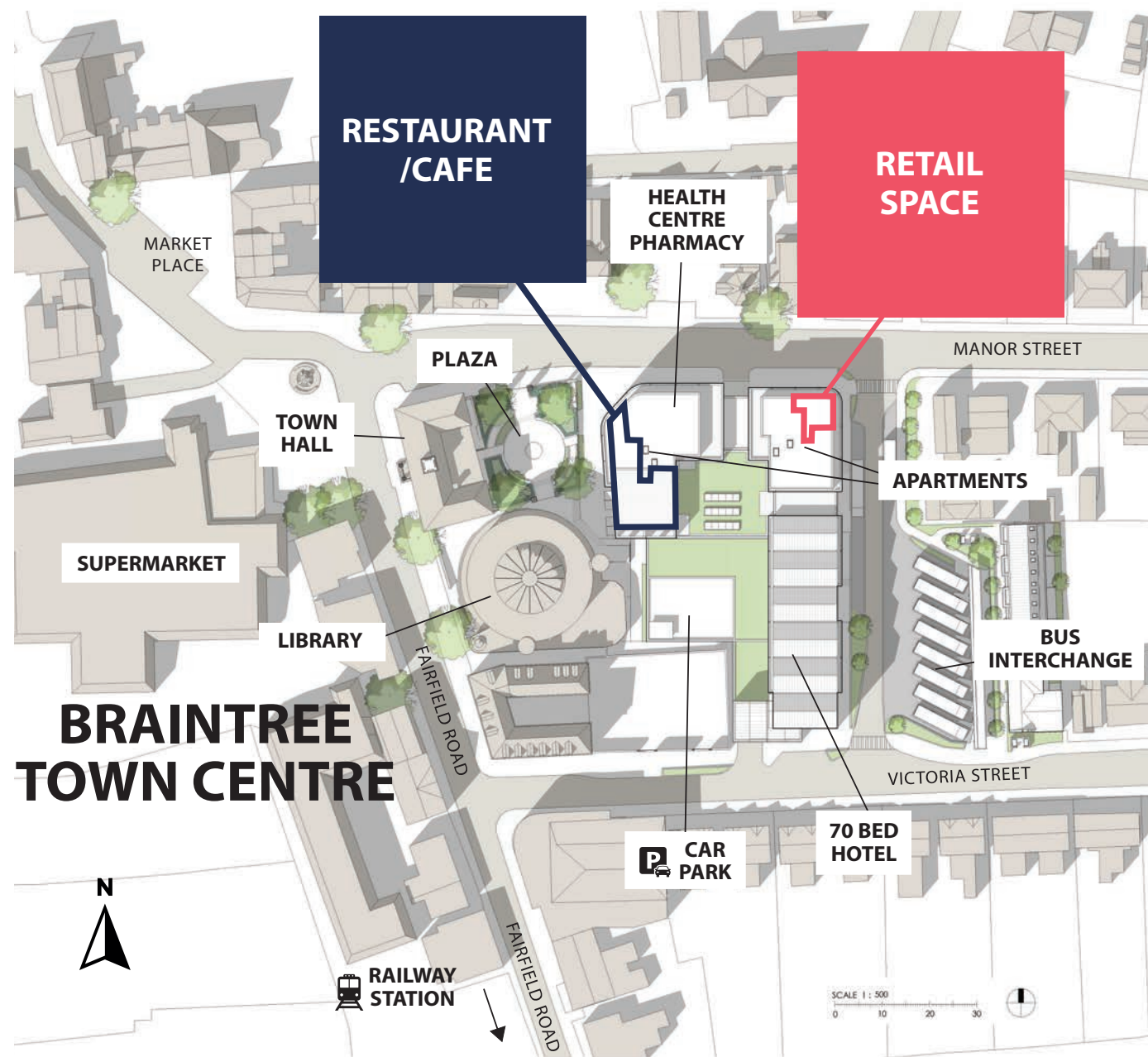
VICTORIA SQUARE

RESTAURANT/CAFE & RETAIL SPACE TO LET

Ready for occupation - Quarter 4, 2021
Braintree, Essex, CM7 3YG

**JOSCELYNE
CHASE**
PROPERTY CONSULTANTS
01376 322222





VICTORIA SQUARE

AVAILABLE TO LET

RESTAURANT/CAFE

1,850 SQ FT
171.9 SQ M

RETAIL

349 SQ FT
32.4 SQ M



BRAINTREE TOWN CENTRE LOCATION

PART OF NEW £30 MILLION MIXED-USE DEVELOPMENT

NEXT TO BUS INTERCHANGE

5 MINUTE WALK FROM THE RAILWAY STATION

CAR PARKING NEARBY



VICTORIA
SQUARE



RESTAURANT /CAFE

DIMENSIONS

Gross internal area	
Sq m	Sq ft
171.9	1,850

DESCRIPTION

- Fully glazed shop front, approx. 28 metres in length
- Two sets of tri-fold doors with glazed elevations which fold back to the columns
- Tri-fold doors connect the restaurant to the outside space
- Outdoor seating area
- High ceilings
- Adjacent to the Town Hall plaza

SPECIFICATION

The unit is completed to a shell finish. Services will be capped and shop fronts installed. Bin store is provided.

TERMS

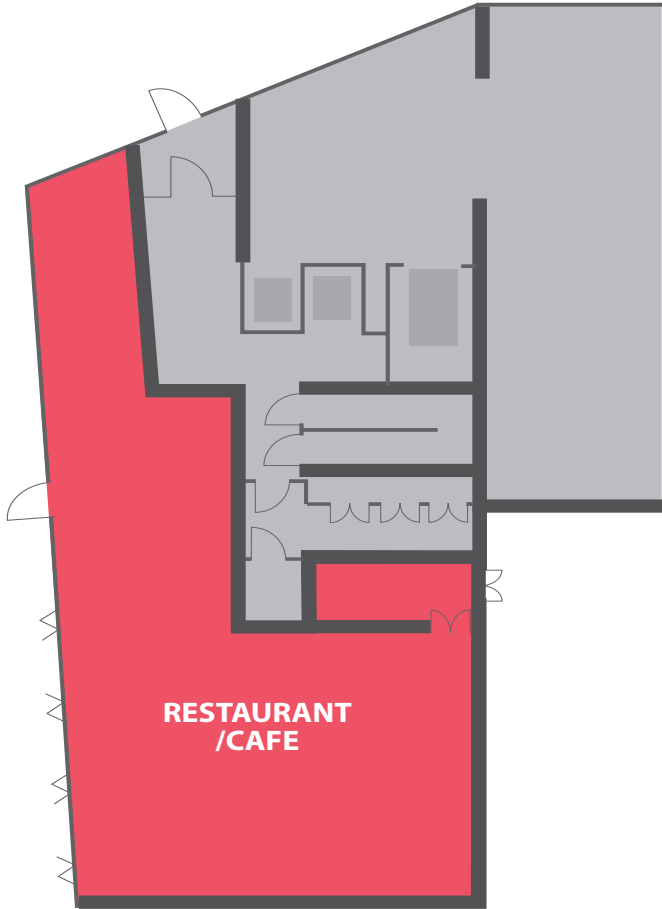
Upon application.

SERVICE CHARGE

The service charge will be applicable to all units.

PLANNING

Consent for Class E use – commercial, business and service.



VICTORIA
SQUARE





RETAIL SPACE

DIMENSIONS

Gross internal area	
Sq m	Sq ft
32.4	349

DESCRIPTION

- Potential for retail, cafe or kiosk
- Immediately adjacent to the bus interchange

SPECIFICATION

The unit is completed to a shell finish. Services will be capped and shop fronts installed.

TERMS

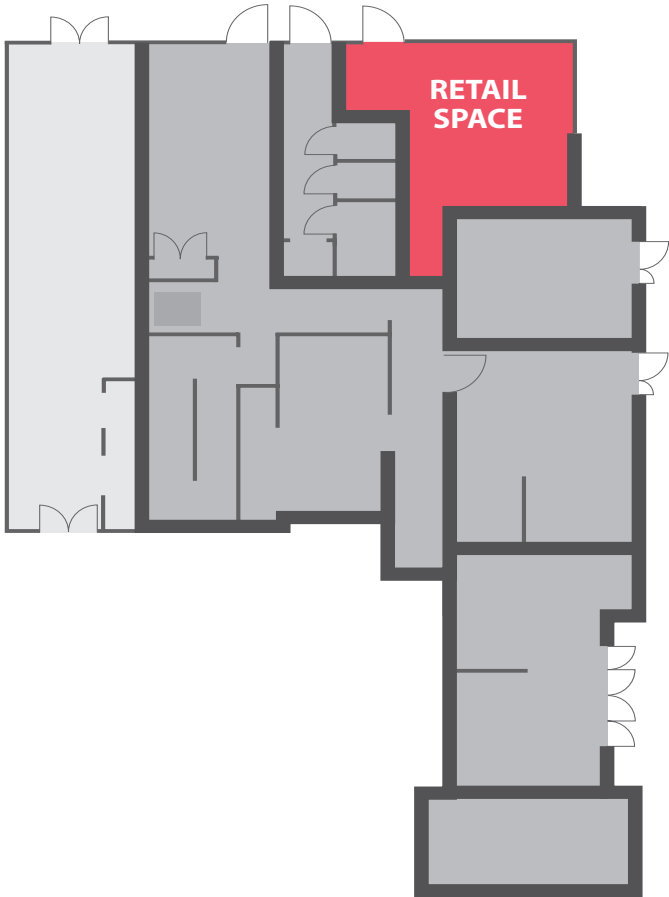
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VICTORIA
SQUARE

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A development by



Designs inspired from the Warner Textile Archive

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