

TO LET

A1 Retail Unit

To Be Let In Shell Condition

Approx. 685 Sq Ft (63.7 Sq M) N.I.A.

UNIT 3, STATION PLACE, 114 – 116 KINGS ROAD

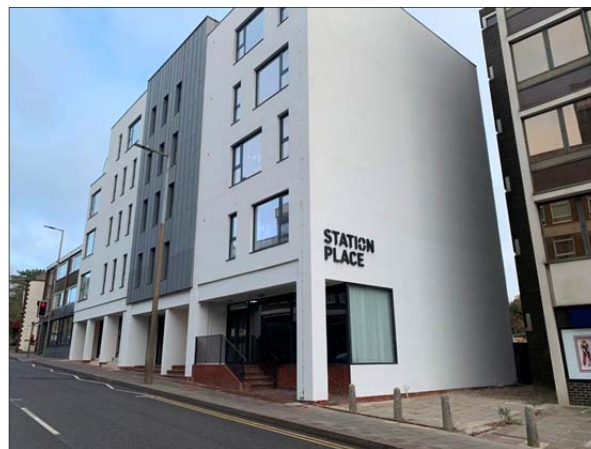
Brentwood, Essex, CM14 4EA

**Rent Free
Incentives
Available**

- Close to Brentwood Mainline Railway Station
- Shell Condition Unit
- W/C Facilities
- Available Now

KEMSLEY
PROPERTY CONSULTANTS

01268 532425
www.kemsley.com



LOCATION

The unit is located on Kings Road, close to Brentwood Mainline Railway Station. Brentwood is situated 25 miles north-east of London and 12 miles south-west of Chelmsford. The M25 (J28) is approximately two miles from the town centre which has a regular train service to London Liverpool Street (35 minutes).

DESCRIPTION

The available accommodation comprises a lock up retail unit, with a W/C facility. The unit will be offered in shell condition and benefits from a rear service access for loading/unloading. The unit will form part of Station Place a recently completed residential block comprising of 15 new residential apartments.

ACCOMMODATION

685 Sq Ft (63.7 Sq M)

The above floor area is approximate and have been provided by the Landlord and measured on a net internal basis.

TENURE

The unit is available to let upon a new full repairing and insuring lease for a minimum period of 5 years, further details upon application.

EPC

D-89.

RENT

£25,000 per annum exclusive.

VAT

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

BUSINESS RATES

From enquiries of the Local Authority we are advised the premises has a rateable value of £16,500. Based upon the current Uniform Business Rate we believe the rates payable amount to £7,920.

SERVICE CHARGE

A service charge is applicable. Further details on application.

LEGAL FEES

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

CUSTOMER PROTECTION REGULATIONS

It is recommended that applicants seek independent professional advice in relation to the acquisition of this property. Further information is available from the Useful Links page on our website.

CONTACT

Strictly by appointment via sole agents:

Ashley Pearson
Tel: 01268 290298 / 07813 973 113
Email: ashley.pearson@kemsley.com

David Sewell
Tel: 01268 290 299 / 07837 409 316
Email: david.sewell@kemsley.com

AB2061 - 01 (09.01.19)

Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.

