

## 01277 201300

Mass & Co

Chartered Surveyors and Property Consultants 25 High Street, Brentwood, Essex. CM14 4RG

www.massandco.com

# 18 SPRINGFIELD AVENUE, HUTTON, BRENTWOOD, ESSEX, CM13 1RE

#### TO LET - NEIGHBOURHOOD RETAIL/CLASS E PREMISES

690 sq.ft (64.10 m<sup>2</sup>)



#### Location

The parade lies at the end of Springfield Avenue a primarily residential area which lies off Hutton Drive and is also accessed by vehicle from Cotswolds gardens. Hutton is a suburb of Shenfield. The property is within easy drive of Shenfield and Brentwood centres and access to the A12 is within 10 minutes drive.

## Accommodation

The property comprises an end of terrace retail unit forming a parade of a neighbourhood centre. There is a main sales area behind which are two additional rooms, a toilet and Kitchen. There is loading access to the rear

Main sales area	408 sq.ft ( 37.90 m <sup>2</sup> )
Rear rooms	243 sq.ft ( 22.58 m <sup>2</sup> )
Kitchen and WC	39 sq.ft ( 3.62 m <sup>2</sup> )
Total	690 sq.ft ( 64.10 m <sup>2</sup> )

## **Terms**

The property is to be offered on new lease terms to be agreed. A rent deposit of 3-6 months will be required subject to status.

## Rent

£11,500 per annum exclusive of service charge, rates, utilities, building insurance and VAT. Rent is payable quarterly in advance on the usual quarter days.



#### Service Charge

The property may be subject to a service charge for the common parts of the parade charges on a fair and reasonable apportionment of costs to the building if demanded

#### Planning & Use

The property falls into use Class E

#### Rates

Rateable Value	£8,000
UBR (2024/2025)	£0.499
Rates Payable	£3,992

The Property qualifies for Small Business Rates Relief which subject to the Tenant qualifying could mean up to 100% relief on business

### **Energy Performance Asset Rating**

**EPC Awaited** 

#### **Legal Costs**

Each party to bear their own legal costs.

#### **VAT**

All rents and prices stated are subject to Value Added Tax.

#### Viewing & Further Information

Contact Mass & Co:

Graham Green - graham@massandco.com or 01277 201300

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