63 High Street, Braintree, Essex CM7 1JX

TO LET
High Street Retail Premises
2,005 sq ft (186.27 sq m)

- Prime Location
- Ancillary Storage
- Suit Various Uses STP
- Multi Storey Parking Nearby
Location
Braintree is an attractive market town with a resident population of circa 45,000 people and an immediate catchment of circa 150,000. The town has grown strongly in recent years as a result of improved communication links via the A120 to the M11, Stansted Airport etc and a regular intercity rail link to London Liverpool Street.

Description
The property comprises a traditional town centre department store over three storeys of brick construction beneath a mix of tiled and slate roofs and these have been extended variously since the 1950s. These front the High Street and Sandpit Lane adjoining the George Yard Shopping Centre. The ground and first floors comprises retail sales along with a mezzanine level providing storage with staff facilities including WCs at second floor level. To the rear, there is a goods loading area.

Accommodation
According to our calculations the property has the following net internal area (NIA):

<table>
<thead>
<tr>
<th>Floor</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Floor</td>
<td></td>
</tr>
<tr>
<td>Lower Retail</td>
<td>900 sq ft</td>
</tr>
<tr>
<td>Upper Retail</td>
<td>505 sq ft</td>
</tr>
<tr>
<td>First Floor</td>
<td></td>
</tr>
<tr>
<td>Floor Storage</td>
<td>600 sq ft</td>
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<tr>
<td>Total NIA</td>
<td>2,005 sq ft</td>
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Terms
Leasehold - a new Full Repairing and Insuring (FRI) lease for a terms of years to be agreed incorporating periodic rent reviews.

Rent
Asking rent of £19,500pax.

VAT
All prices or rents quoted are exclusive of Value Added Tax which may be applicable.

Legal Fees
All parties are to bear their own legal costs incurred during the course of any transaction.

Planning
Interested parties are advised to contact the Local Planning Authority to satisfy themselves that their proposed use conforms with the current planning consent. The subject properties have an established Class A1 (Retail) Use and are considered suitable for a variety of uses subject to planning.

Business Rates
Interested parties are advised to make their own enquiries with the Local Authority regarding their Business Rates liability. The property is not separately assessed for rating purposes.

Energy Performance Certificate
The property is to be assessed.

For viewings and further details please contact

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