FOR SALE / TO LET
New Retail Development

No.81 - 865 sqft/80.36 sq m
No.83 - 1,025 sqft/95.22 sq m

- Two New Retail/Financial Units
- Prominent High Street Location
- Extensive Glazed Facades
- Busy Pedestrian Area
- Close to George Yard and Multi Storey Parking
- Available from Q4 2018/Q1 2019
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.

The property is on the western edge of the High Street on the junction of the High Street and Sandpit Lane which leads to the popular George Yard Shopping Area and its multi storey parking (715 spaces).

Description
The two shops form part of the former Litten Tree public house which is being refurbished to provide two adjoining, self-contained ground floor units and 10 residential flats above.

The shops will be completed to a shell condition incorporating a fitted shopfront and capped services. Occupation is anticipated towards the end of 2018. Floor Plans are available upon request.

Accommodation
The properties have the following Nett Areas:
No.81 - 865 sq ft (80.36 sq m)
No.83 - 1,025 sq ft (95.22 sq m)

Business Rates
The properties are due to be separately assessed upon occupation.

Terms
The property is available both on a Virtual Freehold and Leasehold basis. Any new lease will be granted on an effective new FullRepairing and Insuring (FRI) lease, via a service charge for a term of years to be agreed incorporating upward only rent reviews.

Rent/Price
Leasehold
No.81 Under Offer
No.83 £20,500 per annum exclusive

Virtual Freehold
No.81 Under Offer
No.83 £260,000

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

Service Charge
The property will be subject to a service charge to cover the cost of external maintenance of common parts. Further details will be available upon request.

Planning
The property has an established Class A1 (Retail)/Class A2 (Financial) Use. A D1 (Non-Residential Institution) planning application is currently pending. Interested parties are advised to contact the Braintree District Council on 01376 552525.

Legal Fees
Each party is to bear their own legal costs incurred during the course of any transaction.

Energy Performance Certificate
The property currently has an EPC Rating of D-94.

For viewings and further details please contact

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