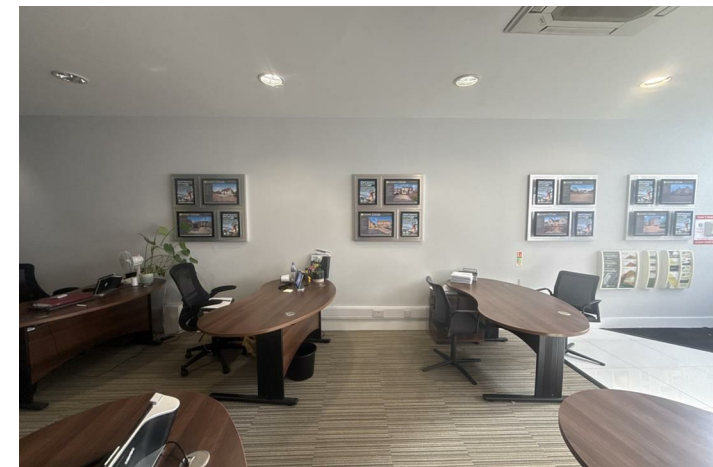




61A HIGH STREET BRAINTREE, CM7 1JX

£18,500 PER ANNUM

Prominent High Street Commercial Premises – Approx. 950 Sq Ft – £18,500 Per Annum Exclusive

A well-positioned two-storey commercial property situated in the heart of Braintree town centre, extending to approximately 950 sq ft GIA across the ground and first floors.

The property benefits from a prominent High Street frontage, together with front and rear access and flexible accommodation suitable for a variety of occupiers. The premises are currently used as an estate agency office and may suit professional services, consultants, beauty and wellness operators and other Class E uses, subject to any necessary consents.

The property's manageable size and central location provide an excellent opportunity for businesses seeking a visible and accessible town-centre presence.



61A HIGH STREET

DESCRIPTION & TERMS

Description

The property comprises well-presented two-storey commercial premises of brick and steel-frame construction beneath a flat roof, extending to approximately 950 sq ft GIA in total.

The ground floor extends to approximately 650 sq ft GIA and provides predominantly open-plan commercial accommodation with a combination of vinyl and carpet floor coverings. A large glazed shop frontage with display area provides excellent natural light, together with strong visibility and prominence onto the High Street.

To the rear of the ground floor is a useful administrative area, with studwork partitioning leading through to the stairwell serving the first floor.

The first floor extends to approximately 300 sq ft GIA and is divided into two rooms, including a meeting room overlooking the High Street and benefiting from good natural light. Ancillary accommodation includes a WC, kitchen and staff welfare area, together with a rear fire exit.

The premises are presented in good condition throughout and benefit from air conditioning, a security alarm system, recessed lighting, good levels of natural light and front and rear access.

The accommodation is suitable for a variety of Class E uses, subject to any necessary consents.

Accommodation

Ground Floor: Approx. 650 sq ft GIA

First Floor: Approx. 300 sq ft GIA

Total: Approx. 950 sq ft GIA

Terms

The premises are available To Let at £18,000 per annum exclusive (Payable quarterly in advance) by way of a new Full Repairing & Insuring (FRI) lease for a minimum term of five years, on terms to be agreed.

The lease will provide for a rent review every three years. Any break clause will be subject to negotiation and agreement between the

parties.

A rent deposit equivalent to three months' rent will be required. A guarantor may also be required, subject to references and covenant status.

Utilities & Insurance

The tenant will be responsible for all utilities and other occupational costs associated with the premises.

The landlord will arrange the building insurance, with the appropriate insurance premium recharged to the tenant.

Business Rates

The tenant will be responsible for the payment of all business rates applicable to the premises for the duration of the lease.

Interested parties are advised to make their own enquiries with Braintree District Council regarding the current Rateable Value, rates payable and eligibility for any available business rates relief.

VAT is not currently applicable to the rent.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

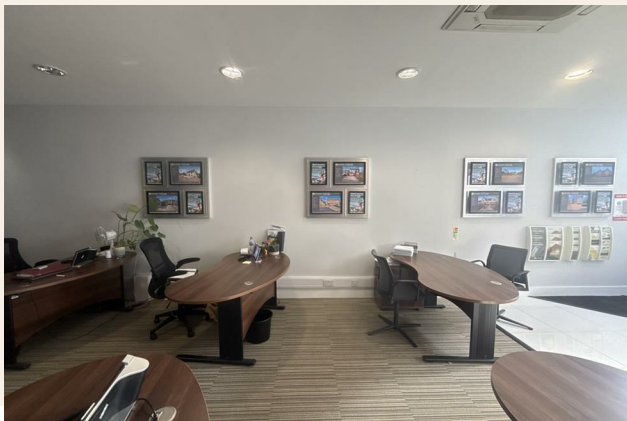
Viewings

Strictly by prior appointment.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, prospective tenants will be required to provide satisfactory proof of identity and address, together with any other information required to satisfy AML requirements, prior to completion of the lease.

All terms are subject to contract.





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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