

3, The Depot, Fairfield Road, Braintree, Essex CM7 3AG

# RETAIL TO LET

876 sq ft (81.38 sq m)



- Large shop frontage measuring 10 metres
- Walking distance from town centre and High Street
- Public car parks nearby

**Coke Gearing**  
consulting

Chartered Surveyors

[www.cokegearing.co.uk](http://www.cokegearing.co.uk)

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## Location

Braintree is a large town in Essex located along the A120 and around 20 miles to the west of Stansted Airport. Braintree town centre benefits from a variety of professional service providers and High Street retailers.

The property is located along Fairfield Road providing great access into the town centre and is surrounded by local amenities and established retailers.

## Description

On offer is a ground floor retail shop benefitting from a large frontage measuring approximately 10 metres.

The unit predominantly comprises an open plan retail space with a back room consisting of a small kitchenette area and WC. There is a pedestrian door located to the rear of the property.

## Accommodation

81.38 sq m      876 sq ft

## Tenancy

The premises is available on a new effective fully repairing and insuring lease on terms to be agreed.

## Rent

£20,000 per annum

## Business Rates

**Current Rateable value (1 April 2023 to present) is £10,750**

Business rates payable will be £6,400 per annum.

**NOTE: Business Rates are payable to the local council and are not included in the rent.**

## Legal Costs

Each party to pay their own costs in this matter.

## EPC

Current energy rating – C (67)

## Buildings Insurance

Please contact agent for further details.

## Viewings

By appointment with sole agents,

Coke Gearing Consulting

**Henry Warburton / Carol Philpott**

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