144 Hutton Road, Shenfield

CM15 8NL

To Let

896 sq ft
(83.24 sq m)

£34,000 per annum

Class E Retail Unit

- Affluent Commuter Town
- Strong Local Retail Community
- Excellent Transport & Commuter Links
- Close to Shenfield Railway Station
- Within Close Proximity to A12/M25
- Nearby On-Street Parking For Customers

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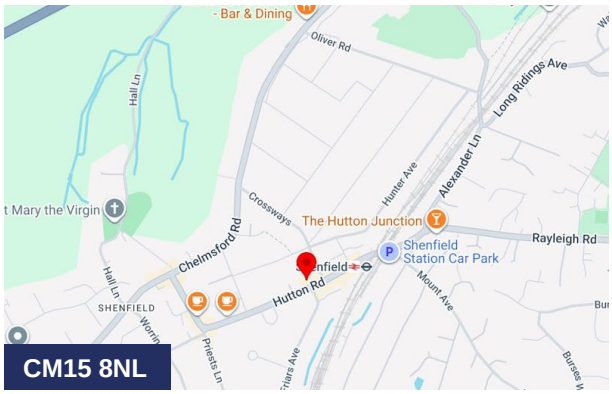
01277 289150

Location

The property is situated mid-way along Hutton Road, on it's north side, opposite the new library.

Shenfield is a well-established and affluent commuter town within the borough of Brentwood. The mainline train station to London Liverpool Street offers a fast service into London and also benefits from the Elizabeth Line and Greater Anglia services. The A12 and M25 are a short drive away.



Description

An end of terrace, ground floor retail unit, including rear stores and staff areas. Plus 1 allocated parking space.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Sales Area	688	63.92
Kitchen/Store	94	8.73
Rear Stores	92	8.55
WC	22	2.04
Total	**896**	**83.24**

Terms

The property is to be offered on a new, effectively full repairing and insuring lease.

Rent

The rent is £34,000 per year exclusive payable quarterly in advance.

Planning/Use

Use Class E. Hot Food take-away uses will not be considered.

Legal Costs

Each party to bear their own legal costs.

AMLR

In line with current Anti-Money Laundering Regulations, all prospective tenants or purchasers will be required to provide satisfactory identification and verification documentation before any offer can be accepted. We may undertake electronic checks to comply with these obligations.

Administrative Fee

Upon terms being agreed, and prior to Solicitors being instructed, the prospective tenant or purchaser must pay a fee of £250 + VAT to MJM Property Consultants to cover associated administrative costs incurred in the leasing application process.

Summary

Available Size	896 sq ft
Rent	£34,000 per annum
Rates Payable	£12,100.75 per annum From April 2026
Rateable Value	£24,250
Service Charge	£926.54 per annum
VAT	Applicable
EPC Rating	C (61)

Viewing & Further Information

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Regulated by RICS

MJM Property Consultants Ltd give notice that these particulars are set out as a general outline only for the guidance of intending purchasers or tenants, correct to the best of our knowledge and do not constitute any offer or form of contract. No warranty is given in relation to the condition of the property or implied in relation to utilities and electrical, mechanical or other equipment. Prospective purchasers or tenants are strongly advised to obtain professional property and legal advice in relation to this property before entering into any contract.
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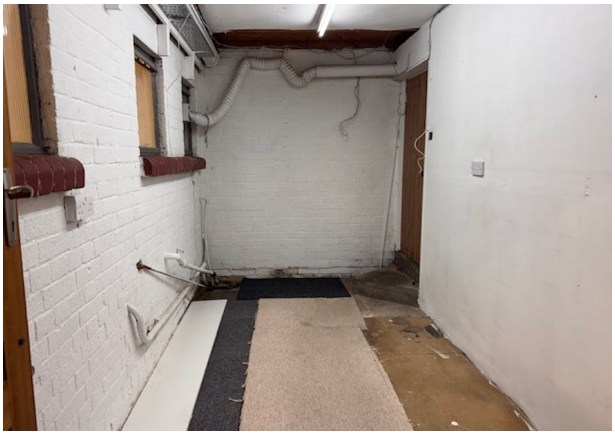

Classy Nails Spa
TO LET