



## To Let

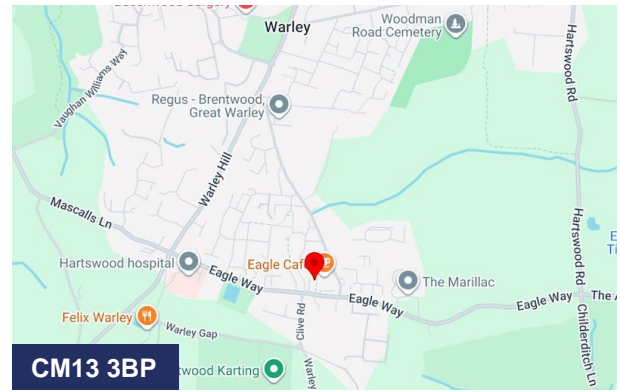
£15,000 per annum

### Neighbourhood Centre Retail Unit

- Stand Alone Unit
- New lease
- Prominently Positioned
- Suitable for a Variety of E Class Uses
- Adjacent Parking
- Part of Neighbourhood Retail Parade

## Location

The property occupies a prominent position off Eagle Way in Great Warley, approx. 1 mile south-west of Brentwood town centre and within close proximity to the A127 Southend Arterial Road, providing excellent road communications throughout Essex and into Greater London. Junction 28 of the M25 motorway is located nearby, offering direct access to the national motorway network, Central London, the M11 and wider South East region.



## Description

The property comprises a small retail/commercial unit situated within an established mixed-use neighbourhood parade serving the surrounding residential catchment. The parade accommodates a range of local occupiers including convenience retail, food takeaway, café, salon, trade counter and service-based businesses.

## Accommodation

The accommodation comprises the following gross internal areas:

Description	sq ft	sq m
Sales area	519	48.22
Kitchen & WC	94	8.73
<b>Total</b>	<b>613</b>	<b>56.95</b>



## Terms

The property is to be offered on new lease terms to be agreed subject to a minimum length of 3 years.

## Planning & Use

Class E uses will be considered.

## Estate Charge

There will be a contribution towards the upkeep of the common areas. Details to be provided.

## 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 an administrative fee of £250 + VAT to MJM Property Consultants. This fee covers all associated administrative costs, including any referencing fees incurred.



### Summary

Rent	£15,000 per annum
Rates Payable	£5,400 per annum Qualifies for SBRR
Rateable Value	£12,500
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

### Viewing & Further Information

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