



To Let

360 to 2,024 sq ft
(33.45 to 188.04 sq m)

Rent on application

Various Class E Retail Units

- Temporary Lettings Available
- Offering a Range of Unit Sizes
- High Street Location
- Established Town Centre Shopping Centre
- Walking distance from Station
- Ample Customer Parking in Immediate Vicinity

Location

Situated in the heart of Brentwood town centre, immediately adjoining the High Street, The Baytree Centre provides an established retail environment with a strong mix of national and independent occupiers. The Centre benefits from excellent pedestrian connectivity, extensive nearby public parking and convenient access to Brentwood railway station and the wider road network, including the A12 and M25.. Brentwood Rails Station is within 5 minutes walk.

Description

The Baytree Centre which provides a covered and external shopping environment and is complemented by a range of established national and independent retailers, including Sports Direct, Poundland, Waterstones, Card Factory, Savers, Clarks and The Works, together with a range of food, leisure and service operators.

Various unit sizes from 360 sqft to 2,024 sqft are available with some having additional first floor storage and staff facilities

Terms

The spaces offered to rent on a short term agreements up to 24 months. Agreements to be excluded from the Security of Tenure provisions of the Landlord & Tenant Act.

Rent

Offered on an inclusive basis covering rent, service charge and insurance. Tenant to be responsible for Business Rates and utility costs.

Planning & Use

The property falls within Use Class E. Suitable uses include general retail, food & beverage, health & beauty, office and community.

Energy Performance Certificate

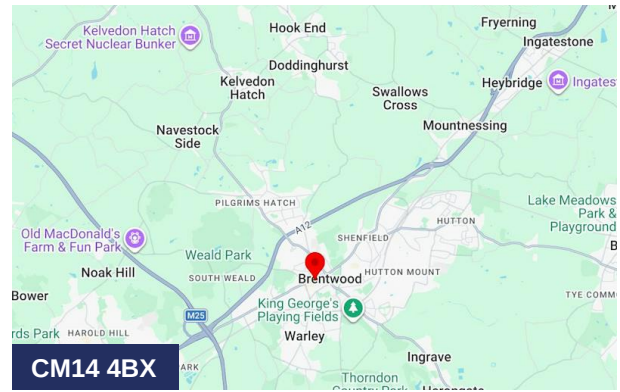
Individual unit EPCs to be advised.

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. Electronic checks to comply with these obligations will be carried out.

Administration Fee

Upon terms being agreed, the prospective tenant or purchaser must pay an administrative fee of £250 + VAT to MJM Property Consultants. This fee covers associated administrative costs, including any referencing fees incurred.



Summary

Available Size	360 to 2,024 sq ft
Rent	Rent on application
Business Rates	To be advised subject to Unit.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Viewing & Further Information

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