

For Rent



Units 2 & 3 Station Place, 114 – 116 Kings Road, Brentwood, Essex, CM14 4EA

- A1 Retail Unit
- To be Let in Shell Condition
- Close to Brentwood Mainline Railway Station
- Available Now
- WC Facilities

Units 2 & 3 Station Place, 114 – 116 Kings Road, Brentwood, Essex, CM14 4EA

Location

The unit is located on Kings Road, close to Brentwood Mainline Railway Station. Brentwood is situated 25 miles north-east of London and 12 miles south-west of Chelmsford. The M25 (J28) is approximately two miles from the town centre which has a regular train service to London Liverpool Street (35 minutes).



Description

The available accommodation comprises a lock up retail unit, with a W/C facility. The unit will be offered in shell condition and benefits from a rear service access for loading/unloading. The unit will form part of Station Place a recently completed residential block comprising of 15 new residential apartments.

Accommodation

The above floor area is approximate and have been provided by the Landlord and measured on a net internal basis..

	Ft ²
Unit 2	331
Unit 3	685

Tenure

The unit is available to let upon a new full repairing and insuring lease for a minimum period of 5 years, further details upon application.

EPC

D-89.

Rent

Unit 2: £12,000 per annum exclusive.
Unit 3: £25,000 per annum exclusive

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

Business Rates

Unit 2 - Yet to be reassessed.

Unit 3 - From enquiries of the Local Authority we are advised the premises has a rateable value of £16,500. Based upon the current Uniform Business Rate we believe the rates payable amount to £7,920.

Service Charge

A service charge is applicable. Further details on application.

Legal Fees

Each party to bear their own legal costs incurred in this transaction.

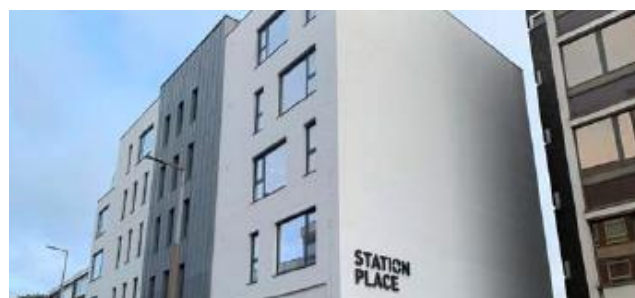
Customer Protection Regulations

It is recommended that applicants seek independent professional advice in relation to the acquisition of this property. Further information is available from the Useful Links page on our website.

Viewing

Strictly via prior appointment with the Sole Agent:

Mike Storrs Tel: 01245 293228
Email: mstorrs@savills.com



Important Notice

Savills, their clients and any joint agents give notice

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

14th January 2019

