

FOR SALE FREEHOLD PROMINENT RETAIL UNIT

3 Bank Street, Braintree,
Essex, CM7 1UG

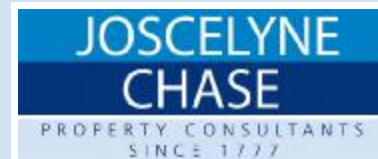


FREEHOLD RETAIL UNIT WITH UPPER PARTS ON FIRST AND SECOND FLOORS,
LOCATED NEXT DOOR TO BARCLAYS BANK AND CLOSE TO ABBEY BUILDING
SOCIETY AND THE PROPOSED NEW ICELAND STORE.

- Frontage 14ft 3ins (4.38m)
- Dry basement store
- Prominent location
- Ground floor sales area 1105 sq ft (201 sq m)
- First floor retail area

£ 235,000 Freehold

For further information or to arrange a viewing
please call [01376 554 514](tel:01376 554 514)



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Deals Winner 2008
Most Active Regional Commercial
Agent in Essex
Estates Gazette, 2008

LOCATION

This retail unit is located on the West side of Bank Street, close to the junction with Rayne Road. The West side of Bank Street has a strong footfall with pedestrians moving from the nearby Argos store and Barclays Bank, along Bank Street to the prime retail area at the entrance to the George Yard Shopping Centre.

Other retailers in the immediate vicinity include The Abbey Building Society, the proposed Iceland Store, Edinburgh Woollen Mills, Vision Express and Holland & Barrett.

Braintree is an expanding market town with an ever-increasing population and catchment area, currently circa 40,000 and 125,000 respectively. The town centre has benefited from the construction of the George Yard Shopping Centre and the new Freeport Outlet Park.

ACCOMMODATION

Basement	201 sq ft (18.7 sq m)
Ground floor retail	1105 sq ft (102.6 sq m)
1 st floor retail	420 sq ft (39 sq m)
2 nd floor offices	440 sq ft (40.9 sq m)
Total	2166 sq ft (201.2 sq m)

Frontage	14 ft 3 ins (4.38 m)
Built depth, ground floor	72 ft (21.9 m)

To the rear of the property there is a small separate storage room and direct access to the service yard which serves the George Yard shopping centre.

TERMS

The freehold interest is available at £235,000 with vacant possession.

SERVICES

All main services are available. Note: Joscelyne Chase have not tested any of the services.

RATEABLE VALUE

The property is currently assessed with a rateable value of £27,000. The rate in the pound for 2009/10 is 48.5p

Please note the rateable value was obtained from the Valuation Office Agency website. Applicants are recommended to confirm the above information direct with Braintree District Council, tel. (01376) 552 525.

LEGAL FEES

Each party is responsible for their own legal fees.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Please contact our office if you would like a copy of the full report.

VIEWING

Strictly by appointment with JOSCELYNE CHASE, please contact the Commercial Department (01376) 554 518 or 554507.



EPC Certificate



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