

# FOR LET / FOR SALE (long leasehold) RETAIL UNITS

Unit 3, The Depot, Fairfield Road,  
Braintree CM7 3AG



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Braintree, Essex, CM7 1UP  
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GROUND FLOOR RETAIL UNIT, TOWN CENTRE LOCATION, A1 (RETAIL) USE WITH  
THE POTENTIAL FOR A2 (OFFICE) USE (SUBJECT TO PLANNING)

- Unit 3 approx. 448 sq ft/41.6 sq m
- Completed to a shell finish
- Could be linked to adjoining unit
- 5 minutes walk from Braintree town centre
- total area 950 sq\ft(88.2 sq\m)

£4,250 p.a. year one rising to  
£8,500 p.a. year two onwards

For further information or to arrange a viewing  
please call [01376 554 514](tel:01376554514)

## LOCATION

This retail unit is part of a development of 42 residential flats and 4 retail units located on Fairfield Road, opposite Wetherspoons, adjacent to Tesco and close to Market Place.

Braintree is an expanding market town with an ever-increasing population and catchment area, currently circa 45,000 and 130,000 respectively. The town centre has benefited from the construction of the George Yard Shopping Centre and the new Freeport Outlet Park. New housing is continuously being constructed within and on the outskirts of the town. Braintree Railway Station provides a mainline rail service to London's Liverpool Street with a travel time of approximately one hour. The A120 is now a dual carriageway providing improved access to J8 of the M11 and Stansted Airport. The Great Leighs by-pass has now completed, improving the A131 and access to both Chelmsford and the A12.

## ACCOMMODATION

Ground floor retail unit, completed to a shell finish.

Unit 3 448 sq ft/41.6 sq m

## TERMS

The property is available on an occupational lease for a minimum term of 5 years. The rent amounts to £4,250 p.a. year one rising to £8,500 p.a. year two onwards. Alternatively the unit can be acquired on a long leasehold basis for £114,000. The adjoining unit 4 is also available on a similar basis.

Each unit will be liable for a contribution to the cost of maintaining the common parts and external envelope of the building via a service charge.

## SERVICES

Mains electricity, water and drainage are available.

Note: Joscelyne Chase have not tested any of the services.

## RATEABLE VALUE

Applicants are welcome to make enquiries direct with Braintree District Council, tel. no. (01376) 552 525.

## LEGAL FEES

Each party is to be responsible for their own legal fees.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

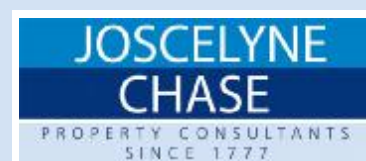
To be provided by the landlord.

## VIEWING

Strictly by appointment with the joint agents:

JOSCELYNE CHASE, please ask for the Commercial Department 01376 554 514 or

SAVILLS, please ask for Hugh Crayston, TEL: (01245) 293 250.



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These particulars are believed to be correct  
Joscelyne Chase do not guarantee their accuracy