

# TO LET / FOR SALE (long leasehold) RETAIL UNIT

Unit 2, The Depot, Fairfield Road,  
Braintree CM7 3AG



18-20 Bank Street,  
Braintree, Essex, CM7 1UP  
F 01376 554 500  
E [property@joscelynechase.co.uk](mailto:property@joscelynechase.co.uk)  
W [www.joscelynechase.co.uk](http://www.joscelynechase.co.uk)  
T 01376 322 222 - Switchboard



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

- Unit 2 approx. 883 sq ft/82 sq m (GIA)
- Fully fitted including suspended ceiling, toilet and heating.
- 5 minutes walk from Braintree town centre and British Railway station.
- 34 ft frontage

## £15,000 Per Annum

For further information or to arrange a viewing  
please call [01376 554 518](tel:01376554518)

## LOCATION

This retail unit is part of a development of 42 residential flats and 4 retail units located on Fairfield Road, opposite Braintree Library, 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 a dual carriageway providing improved access to J8 of the M11 and Stansted Airport. The Great Leighs by-pass has been completed, improving the A131 and access to both Chelmsford and the A12.

## ACCOMMODATION

Ground floor retail unit, fully fitted to include a suspended ceiling, lighting, electric heating and a single WC.

Unit 2      883 sq ft (82 sq m) GIA  
              34 ft frontage

## TERMS

The property is available on an occupational lease for a minimum term of 5 years at a rent of £16,500 per annum payable quarterly in advance. Alternatively the unit can be acquired on a long leasehold basis for £235,000.

The occupier 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.

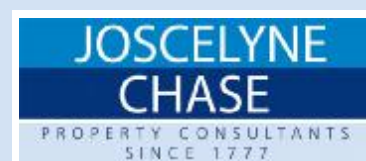
## ENERGY PERFORMANCE CERTIFICATE (EPC)

To be provided by the landlord.

## VIEWING

Strictly by appointment with the joint agents:

JOSCELYNE CHASE, please ask for the Commercial Department 01376 554 518



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