

## 91 HUTTON ROAD, SHENFIELD, BRENTWOOD, ESSEX, CM15 8JD

### PROMINENT RETAIL PREMISES

1,554 sq.ft ( 144.37 m<sup>2</sup> )



#### Location

The premises (formerly the National Westminster Bank) are prominently situated on the south side of Hutton Road, Shenfield, a short distance from Shenfield Station. Neighbouring occupiers include Barclays Bank, Tesco Express, Costa Coffee and the Co-Op.

Shenfield is an affluent commercial suburb of Brentwood, located approx. two miles away. Shenfield Station is part of Crossrail linking the town to the west of London and Heathrow and provides direct train services to London Liverpool Street.

#### Accommodation

The premises comprise a former banking hall situated over ground floor including staff facilities, Kitchen and store rooms, two of which were former safe vaults. The following areas are measured on a net internal basis:

<b>Retail Area</b>	1,136 sq.ft ( 105.54 m <sup>2</sup> )
<b>Stores</b>	291 sq.ft ( 27.03 m <sup>2</sup> )
<b>Kitchen</b>	127 sq.ft ( 11.80 m <sup>2</sup> )
<b>Total</b>	1,554 sq.ft ( 144.37 m <sup>2</sup> )

#### Terms

The premises are offered on new lease terms to be agreed for a minimum term of 10 years and subject to 5 yearly rent reviews.

#### Rent

£60,000 per annum exclusive of service charge, rates, utilities, building insurance and VAT. Rent is payable quarterly in advance on the usual quarter days.



#### Rates

<b>Rateable Value</b>	£53,000
<b>UBR (2018/2019)</b>	49.3p
<b>Rates Payable</b>	£26,129

#### Energy Performance Asset Rating

<b>E 101-125</b>	<b>117</b> This is how energy efficient this building is
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#### Legal Costs

Each party to bear their own legal costs

#### VAT

Value added tax is no applicable

#### Viewing & Further Information

Strictly by prior arrangement with sole letting agents Mass & Co.

Contact:

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50 metres

Experian Goad Plan Created: 06/11/2018  
Created By: Mass and Co



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