

**TO LET,
WEST HORNDON/BRENTWOOD ESSEX
GARDEN NURSERY PREMISES & DETACHED
3 BEDROOM BUNGALOW ON 14 ACRE PLOT**



**Timmermans Nursery, Arterial Road,
West Horndon, Brentwood,
Essex, CM13 3TB**

LOCATION

Brentwood is some 25 miles north east of Central London. The site fronts the westbound carriageway of the busy A127 (Southend to London Arterial Road) a short distance from the intersection with the A128 and close to the Halfway House Motel. The M25 Orbital Motorway (J29) connects with the A127 approx. 4 miles to the west of the site.

DESCRIPTION

The Nursery business was established some 65 years ago. The site extends to some 14 acres in total, and in addition to the commercial elements, there is a delightful detached 3 bedroom bungalow. This has numerous of alternative uses including Farm Shop, Garden Centre etc.

RENT: £37,500 per annum

BUILDINGS

- Retail Shop 710 sq.ft.
- Store 527 sq.ft.
- Workshop 280 sq.ft.
- Garage/Store 1,000 sq.ft.
- Open Display Area 20,000 sq.ft.
- Open Fronted Store 548 sq.ft.
- Spacious glasshouse.

FEATURES

- Outstanding Location On A127
- Plot Extends To Some 14 Acres
- Detached 3 Bedroom Bungalow
- Quick Access To M25
- Various Outbuildings
- Suit Farm Shop Style Operation

TENURE

To let for a term of 5 years. The lease will contain a determination/break clause operable after 2 years with 3 months prior notice.



RENT

£37,500 per annum.

BUSINESS RATES

The 2017 valuation shows an adopted value of £11,750. This is below the 2017 threshold, and therefore, qualifying occupiers will be able to obtain 100% Business Rates relief.

LEGAL FEES

Both parties will be responsible for their own legal fees.

VIEWING

Strictly by prior appointment only with Dedman Gray on 01702 311 111.

Misdescription Act 1991. Dedman Gray Property Consultants Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Dedman Gray Property Consultants Ltd has the authority to make or give any representation or warranty whatever in relation to this property.

**DEDMAN
GRAY**

Commercial

103 The Broadway, Thorpe Bay, Essex SS1 3HQ • T: 01702 311111 • F: 01702 587970
E: commercial@dedmangray.co.uk • W: www.dedmangray.co.uk