

**Bennett
Phillips
Luton**

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- COMMERCIAL PROPERTY AGENTS
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- INVESTMENT PROPERTY

Whilst we at Bennett Phillips Luton endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.



**DOUBLE FRONTED LOCK UP SHOP
(FORMER RESTAURANT)
WITH REAR SERVICING & 2 CAR SPACES
TO LET**

**204 HUTTON ROAD BRENTWOOD
CM15 8NR**

- Gas supply
- Extraction & canopy fitted
- Substantial glazed frontage
- 3-phase
- Tiled walls
- Inset spot lighting
- Opposite Shenfield Main Line station
- Disability ramp access
- 2 parking spaces
- Rear access



LOCATION: The premises are situated at the Eastern end of Hutton Road (A129), a busy retail parade offering a variety of shops, bars and restaurants, operated by both local & National occupiers including Costa Coffee, Tesco Express, Morrisons Daily (incorporating a Post Office), Subway & Barnardo's. Shenfield benefits from having excellent connectivity to London Liverpool Street Station (23 minutes), via Shenfield Station which is situated directly opposite the property. The A12 is within a 5 minute drive, providing access to the M25 London Orbital Motorway within 10 minutes.

ACCOMMODATION: Comprising a double fronted shopfront property which previously traded as a restaurant laid out in mainly clear space with ancillary storage & WC facilities. There is rear servicing for deliveries & parking for 2 cars.

Approximate floor areas & dimensions are as follows:

GF 26' 0" (7.92m)

Net frontage 24' 9" (7.54m)

Built Depth 51' 9" (15.77m)

Max width 29' 3" (8.91m)

Overall ground floor area 1,272sq ft (118.17m sq)

LEASE: A new Full Repairing and Insuring lease is to be granted for a term to be agreed, subject to periodic upward only rent reviews granted inside the provisions of the Landlord & Tenant Act.

RENT: £37,500 per annum exclusive, payable quarterly in advance. VAT is not applicable.

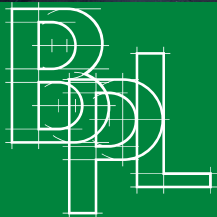
BUSINESS RATES: To be re-assessed.

LEGAL COSTS: Both parties' reasonable legal costs incurred in this transaction are to be borne by the ingoing tenant.

ADMINISTRATIVE FEE: Upon terms being agreed and prior to Solicitors being instructed, the prospective tenant or purchaser is to pay an administrative fee of £500 plus VAT to Bennett Phillips Luton. This fee will cover all associated administrative costs including any referencing fees incurred. In the event that the Landlord or Vendor withdraws from the transaction once solicitors are instructed, 50% of the fee will be refunded.

POSSESSION: Immediate upon completion of legal formalities.

VIEWING: Strictly by appointment through sole agents Bennett Phillips Luton | 0208 501 3000 Contact Marc Luton at marc@bennettphillips.com



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