



Location

Braintree is a large town in Essex, located 50 miles north-east of London, 10 miles north-east of Chelmsford and 15 miles west of Colchester.

The subject property is situated in the town centre, fronting onto Bocking End street.

Nearby occupiers include **Barclays, Santander, White Hart hotel, Iceland** and **Holmes & Hill Solicitors**.

Description

The premises are arranged over ground and first floors providing the following approximate internal floor areas:

Floor	Sq m	Sq ft
Ground	1089.94	11,732
First	87.98	947
Total	1,177.92	12,679

Passing Rent

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£85,000 pax

Lease Terms

Available by way of an assignment of the existing lease due to expire on 27/02/2028.

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Business rates

We understand that the property is assessed as follows:

Rateable value 21/22: £69,500

UBR 21/22: £0.512p

Rates Payable: £35,584

There is currently a business rates reduction available for qualifying retail and leisure uses until April 2022. Interested parties should carry out their own investigations.

Insurance

£4,949 pa

EPC

An EPC certificate has been commissioned. Please make contact for further details. A certificate can be made available.

Legal costs

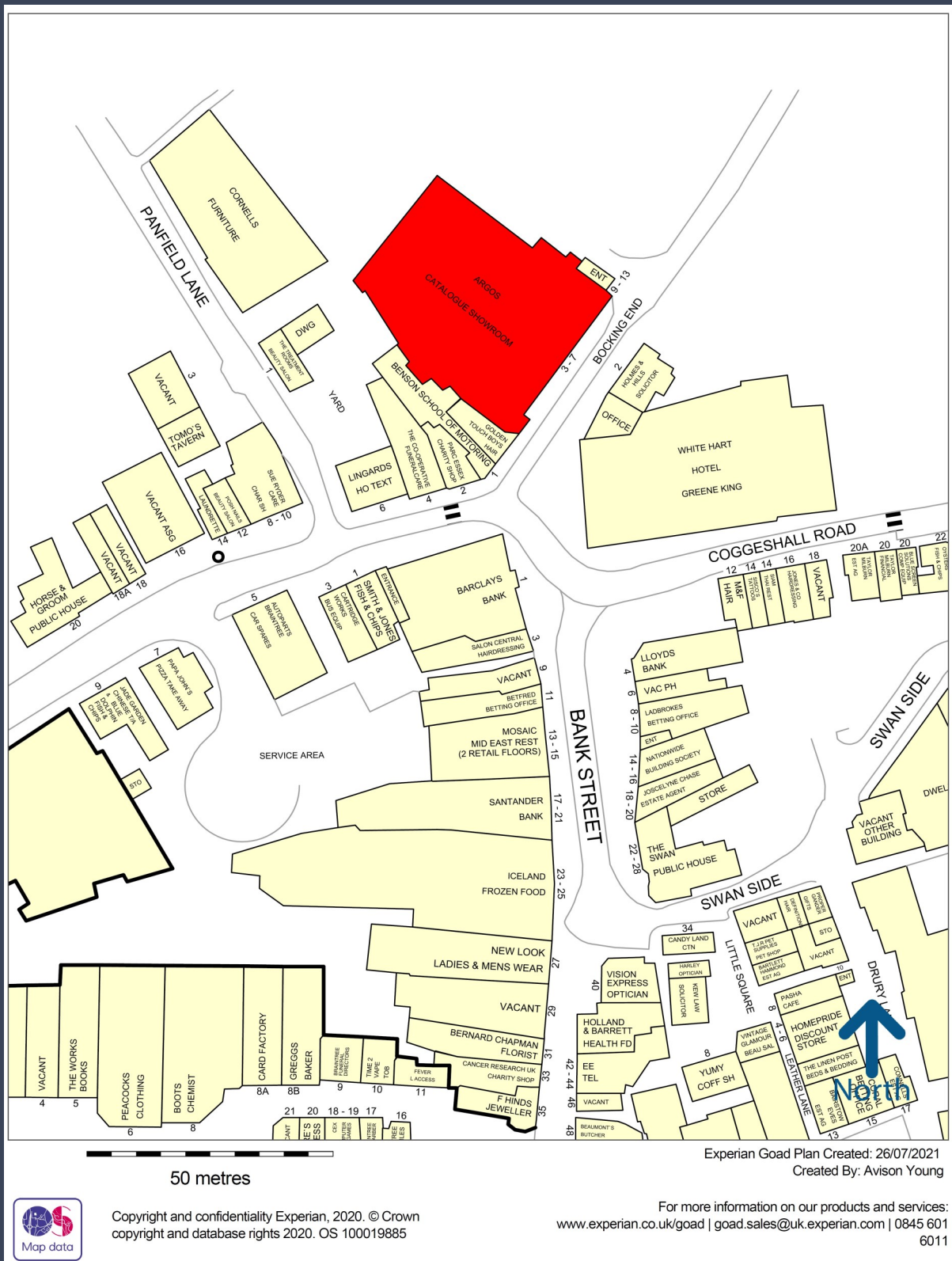
Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

VAT if applicable will be charged at the standard rate.

The link below provides access to the new Sainsbury's UK Property Website which provides full details on all our A Sainsbury's / Argos disposals.

<https://sainsburysproperties.co.uk/>



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August 2021

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