

TO LET Retail Unit

7 Bocking End
Braintree, CM7 9AE

Key information

- ❑ Prominent location
- ❑ Planning Use Class E
- ❑ Size – 12,679 sq ft
- ❑ Rent £85,000 per annum

Contact

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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.**

Accommodation

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

	Sq m	Sq ft
Ground	1,089.94	11,732
First	87.98	947
Total	1,177.92	12,679

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties.

Energy Performance Rating

Energy Performance Asset Rating – D-83. A certificate can be made available.

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.

Terms

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

Tenure

£85,000 per annum exclusive

Insurance

£4,949 per annum.

Legal Costs

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

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.



Rating

We are advised that the Rateable Value for the property is £55,500.

The UBR for 2024/25 is 54.6p in the £.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at www.gov.uk/calculate-your-business-rates.

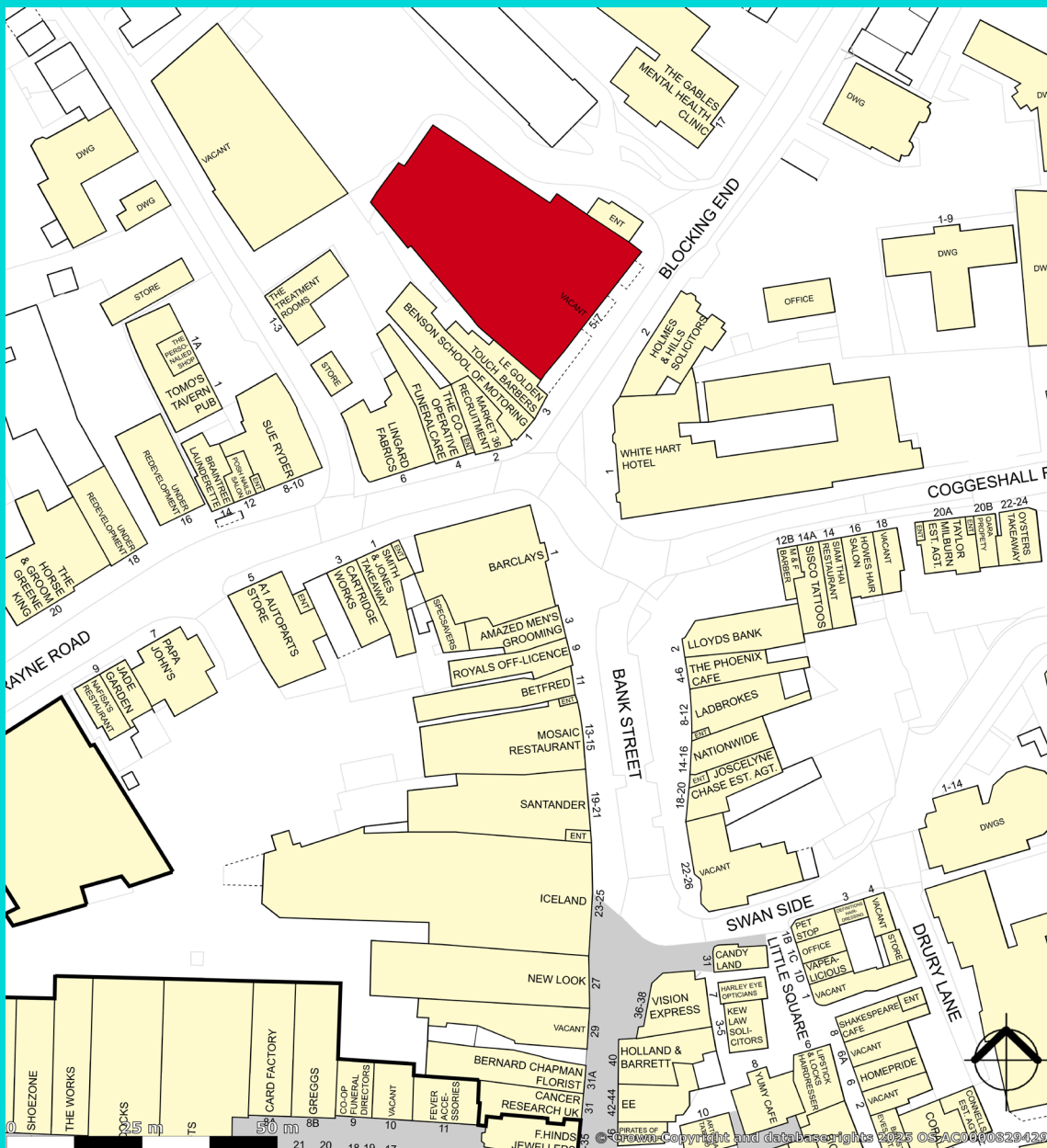
Viewing

Strictly via the sole letting agent only.

Additional Information

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

[Sainsbury's Property Disposals](#)



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- Bristol
- Cambridge
- Cardiff
- Edinburgh
- Huntingdon
- London
- Manchester



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