

Shop 14,  
34, George Yard,  
Braintree CM7 1RB

**SHOP/OFFICE IN PRIME LOCATION IN BRAINTREE**



- Located in prominent location at entrance to George Yard, the town's prime shopping area.
- Net Retail Area 253 sq. ft. (23.5 sq. m) plus first floor storage/ancillary of 173 sq. ft. (16.1 sq. m).
  - Rent £12,500 p.a.x.

**LEASE FOR ASSIGNMENT**

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Morley Riches & Ablewhite LLP for themselves and for the vendors or lessors of this property whose agents they are give notice that:

i. The particulars are set out as a general overall description of the property for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. ii. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees 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. The vendor or lessor does not make or give, and neither Morley Riches & Ablewhite LLP nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property. iv. All statements contained in these particulars as to this property are made without responsibility on the part of Morley Riches & Ablewhite LLP or the vendor/lessor. v. All quoting terms may be subject to VAT at the prevailing rate from time to time. vi. Morley Riches & Ablewhite LLP have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency. vii. No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

Morley Riches & Ablewhite LLP, Kings Court, Newcomen Way, Colchester, CO49RA.

Telephone: 01206 505707 - Fax: 01206 505708

## Location

The premises are located at the eastern entrance to George Yard, the prime shopping area in Braintree town centre. Access is from Bank Street, just off High Street, and occupiers in the centre include Superdrug, W H Smith, Boots, Dorothy Perkins and Card Factory.

The town is an established shopping destination, also having the popular Freeport Outlet Shopping Village to the south-east of the town, just off the A120. London (Stansted) Airport lies some 20 miles to the west, located on the M11.

## Description

The property comprises a Grade 11 listed two-storey property of rendered elevations under a pitched tiled roof. A short flight of steps leads down to the main retail/office area, with two display windows fronting onto the mall. A further flight of steps leads to a galleried first floor area, with back up office/storage/ancillary accommodation, a small kitchen and a WC. The accommodation is carpeted and benefits from electric convector heating.

## Accommodation

Ground Floor    Main Retail/Office            253 sq. ft.

First Floor       Office/storage/staff            173 sq. ft.

Kitchen                            25 sq. ft.

WC

**TOTAL NET FLOOR AREA 451 SQ. FT. (41.9 SQ. M)**

## Tenure

The property is held on a 10 year lease expiring in September 2026. the lease is drawn under full repairing and insuring terms and there is a service charge in respect of the common areas in George Yard. The passing rent is £12,500 per annum, exclusive of VAT, rates and all outgoings and there is a rent review due in September 2021. The lease is offered for assignment at nil premium.

## Energy Performance Certificate

The previous EPC showed a rating of F-140, however that has just expired and a new EPC is being drawn up.

## Rateable Value

The property appears in the 2017 Rating List as Shop and Premises, with a rateable value of £10,500.

## Viewing

To arrange a viewing or for any further information, please contact the sole agents, Jon Ablewhite (jon@mrallp.co.uk) of Morley Riches & Ablewhite on (01206) 505707.

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