



16 COGGESHALL ROAD BRAINTREE, CM7 9BY

£19,000 PER ANNUM

An excellent opportunity to rent a ground-floor retail shop in a prominent town centre location on Coggeshall Road, Braintree.

The property is conveniently situated close to Bank Street and directly opposite the White Hart Hotel, with nearby occupiers including Lloyds Bank, Barclays Bank and Sainsbury's.

The unit benefits from good visibility, passing footfall and convenient access to nearby paid public parking at Sainsbury's and the White Hart Hotel.

Ideally suited to a variety of retail or service-based businesses, subject to the necessary consents.

Early viewing is highly recommended.



16 COGGESHALL ROAD

Ground Floor Retail Shop To Let – Braintree Town Centre

****Rent: £19,000 Per Annum | £1,583.33 PCM****

****Size: Approximately 740 sq ft (68.75 sq m)****

****New 3-Year IR Lease**

Property Description

An excellent opportunity to lease a prominent ground-floor retail unit extending to approximately 740 sq ft (68.75 sq m), ideally positioned on Coggeshall Road in the heart of Braintree Town Centre.

The property benefits from a prominent street frontage with independent access and is conveniently situated directly opposite the White Hart Hotel, within close proximity to Bank Street. Nearby occupiers include Lloyds Bank, Barclays Bank and Sainsbury's, providing an established commercial location with regular pedestrian activity.

The premises have historically operated as a hairdressing salon for over 40 years and are currently fitted out as a barbershop, making them particularly suitable for hairdressing, barbering, beauty treatments or a variety of other retail and service-based businesses, subject to the necessary consents.

The ground-floor accommodation also benefits from a separate external room, accessed via a gated rear alleyway. The adjoining Thai restaurant has a shared right of way through the rear alleyway.

Location

Braintree is a well-established historic market town in Essex, situated approximately 10 miles from Chelmsford and 15 miles from Colchester.

The town benefits from excellent road connections via the A120, A12 and A131, providing convenient access to Stansted Airport, the M11 and London.

Braintree Railway Station is located approximately 0.4 miles from the property, offering regular train services to London Liverpool Street.

Paid public parking is conveniently available nearby at Sainsbury's and the White Hart Hotel.

Accommodation

****Ground Floor Retail Unit – Approximately 740 sq ft (68.75 sq m)****

The accommodation comprises:

- * Self-contained ground-floor retail premises
- * Independent street entrance
- * Existing barbershop fit-out
- * Separate external room accessed via the rear alleyway

* Prominent town centre frontage

* Suitable for a variety of commercial uses, subject to consent

Lease Terms

****Rent:** £19,000 per annum (£1,583.33 per calendar month), exclusive of business rates, utilities and other outgoings.**

****Lease Term:** Available on a new 5-year Full Repairing and Insuring (FRI) lease.**

****Rent Review:** Rent review at the end of the third year.**

****Rent Deposit:** Three months' rent (£4,750), payable prior to commencement of the lease.**

****Guarantor:** A suitable guarantor will be required, subject to the landlord's approval.**

****Business Rates:** The tenant will be responsible for all applicable business rates. Interested parties should make their own enquiries with Braintree District Council regarding the rateable value and any available reliefs.**

****Utilities and Services:** The tenant will be responsible for all utility bills and associated service costs relating to the premises, including electricity, water and other applicable charges.**

****Service Charge:** No service charge payable.**

****Legal Costs:** Each party to bear their own legal costs.**

****Planning / Permitted Use**

The property benefits from established Class E commercial use, which may accommodate a variety of retail and service-based businesses, subject to any necessary planning and statutory consents.

Prospective tenants are advised to make their own enquiries with Braintree District Council regarding their intended use.

**Services

We understand that the property is connected to mains water, electricity and drainage. These services have not been tested, and prospective tenants should satisfy themselves as to their condition and suitability.

Viewings are strictly by prior appointment.

Anti-Money Laundering Compliance & Tenant Referencing

All prospective tenants will be required to complete satisfactory referencing and identity verification checks prior to entering into a lease agreement. The granting of a lease will be subject to satisfactory referencing, verification of funds, completion of the required due diligence checks and the landlord's final approval.





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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