

19 HUTTON ROAD, SHENFIELD, BRENTWOOD, ESSEX, CM15 8JU

TO LET - CAR SALES OFFICE & FORECOURT, WORKSHOP AND LAND 685 sq.ft (63.64 m²)



Location

The property is located in a prominent position on the south west side of Hutton Road (A129) close to its junction with Shenfield Road (A1023).

Hutton Road leads into central Shenfield and accommodates an array of national and independent retailers, cafes and eateries. Shenfield Station (Elizabeth Line and Greater Anglia) is within 10 minutes' walk of the property.

Shenfield is an affluent suburb of Brentwood, which is within 5 minutes' drive. The A12 is also readily accessible and M25 (J28) is within approx. 10 minutes' drive.

Accommodation

The property comprises a former car sales office and forecourt with WC, rear workshop buildings and open yard. The forecourt area measures approx. 12m x 12m and was formerly used for the display and sales of cars and vans.

Sales Office	686 sq.ft (63.73 m ²)
Forecourt	1,550 sq.ft (144.00 m ²)
Workshops	3,586 sq.ft (333.15 m ²)
Rear yard	8,179 sq.ft (759.85 m ²)

Terms

The property is offered by way of a new lease on terms to be agreed. A minimum rent deposit of 3 months (subject to status) will be required. Consideration will be given to splitting the site.

Rent

£60,000 per annum exclusive, business rates, utilities, building insurance and VAT. Rent is payable quarterly in advance.

Rates

Rateable Value	£18500
UBR (2023/2024)	0.499
Rates Payable	£9,232
Interested parties are advised to check their business rates obligations with Brentwood Borough Council	

Energy Performance Asset Rating

EPC Awaited

Legal Costs

Each party to bear their own legal costs.

VAT

Value added tax is not payable in respect of the rent.

Viewing & Further Information

Contact Mass & Co:

Graham Green - graham@massandco.com or 01277 201300



50 metres

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