



242 Hutton Road

Shenfield, Brentwood, CM15 8PA

TO LET - GROUND FLOOR CLASS E UNIT

894 sq ft
(83.06 sq m)

Summary

Available Size	894 sq ft
Rent	£32,000 per annum
Rates Payable	£13,348 per annum
Rateable Value	£26,750
Car Parking	Upon Enquiry
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (70)

Description

The property comprises of a ground floor commercial unit with a large retail showroom, storage space and utility area can be found to the rear with the additional benefit of ancillary space to the first floor comprising of a kitchenette, W/C and storage area, leading to rear access doors and roller shutter out to one car parking space. Currently the unit is configured as a hairdressers salon but suite all usages falling within Class E.

Location

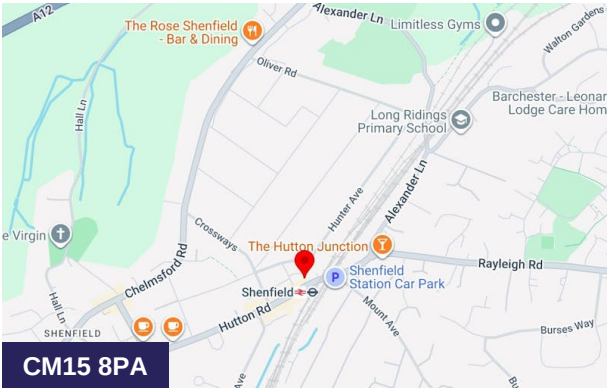
The property is situated towards the eastern end of Hutton Road opposite Shenfield Station. Hutton Road is the main shopping parade for Shenfield which consists of an array of eateries, bars, estate agents and hair & beauty salons. National retailers nearby include Tesco Express, Co-Op and Costa Coffee. Hunter Avenue Car Park is a two minute walk

Shenfield is an affluent commuter suburb of Brentwood. It has direct fast trains to London's Liverpool Street and is on the Elizabeth Line with trains to East and West London.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	710	65.96	Available
1st - First Floor Ancillary	84	7.80	Available
Total	794	73.76	



Viewing & Further Information



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