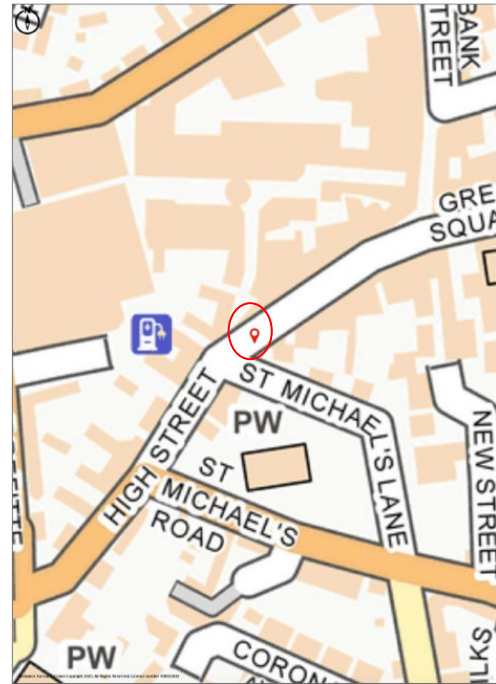


**TO LET – retail premises 912ft<sup>2</sup> (84.8m<sup>2</sup>)**

**Braintree High Street**

**Available now – Central location**

**ROBERT DEWAR ASSOCIATES**  
**01245 350160**



## 96 High Street Braintree CM7 1JP

### DESCRIPTION:

Number 96 High Street is positioned in the heart of Braintree town centre. The ground floor is arranged predominantly as open plan accommodation with rear office, kitchen and WC. The basement area is accessed internally and provides further storage accommodation. 1st and 2nd Floors provide office and storage accommodation. The EPC rating is C – 69.

### RENT:

£1,000pcm ex of VAT if applicable,

### RATEABLE VALUE:

£6,000 – Nil rates payable for eligible tenant

### LOCATION:

The premises occupies a prominent position on the High Street and close to St Michael's Lane opposite to its junction with Sandpit Lane leading to George Yard shopping centre. The town centre offers a mix of recognised occupiers alongside local independent businesses, especially in this section of the High Street.

### TERMS AND CONDITIONS:

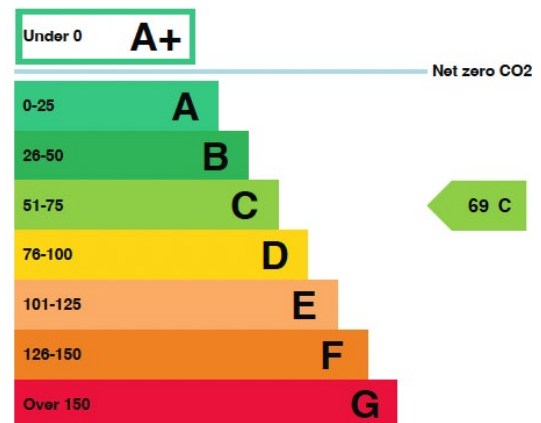
Available on a new full repairing and insuring lease for a term to be agreed

### PARKING:

Public parking close by

### VIEWING:

By appointment with Robert Dewar Associates - 01245 350160



## 204a NEW LONDON ROAD CHELMSFORD ESSEX CM2 9AB

**DISCLAIMER:** No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Robert Dewar Associates endeavor to maintain accurate descriptions of properties however, these are intended only as a guide and purchasers/lessees must satisfy themselves by personal inspection. All negotiations to be conducted through Robert Dewar Associates. Unless otherwise stated all prices and rents are quoted exclusive of VAT. These particulars do not constitute any part of an offer or contract.

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The Property Ombudsman

CoStar AWARDS 2022 WINNER