



62 High Street Braintree CM7 1JP

DESCRIPTION:

Available now is this substantial High Street property totaling approximately 1,966ft² (182m²) which provides flexible accommodation arranged over ground and basement levels. The generous ground floor space of approx 1,250ft² (115m²) is well suited to a wide range of commercial uses, while the carpeted basement offers valuable additional storage. Floor plan shows approximate measurements – for guidance use only.

Benefiting from a prominent town centre position, the property is ideally suited to retail, hospitality, or service-based occupiers seeking excellent visibility and footfall. EPC rating D100.

RENT:

£30,000pa exclusive of VAT payable monthly in advance

RATEABLE VALUE:

£30,000 from 1st April 2026 payable period 2026/2027) £15,000

LOCATION:

This property is situated in Braintree town centre, just a short walk from Sainsbury's, Tesco, the George Yard Shopping Centre, the British Heart Foundation, Hays Travel, Specsavers, and both NatWest and HSBC banks. Great Square, this section of High Street, and Bank Street are currently undergoing partial pedestrianisation, which is expected to enhance ease of access and increase footfall. The dualling of the A120 also provides immediate access to Stansted Airport and the M11, with the former offering substantial local employment opportunities.

TERMS AND CONDITIONS:

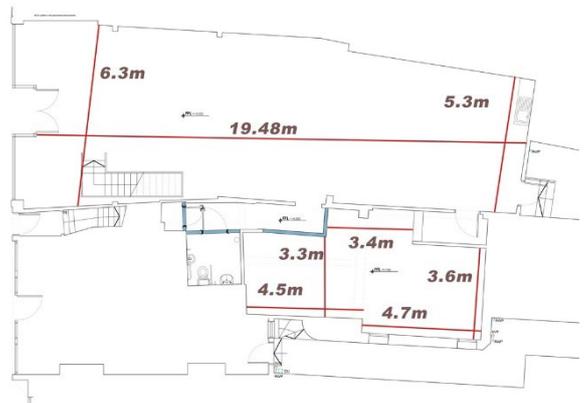
Available on a new full repairing and insuring lease for a minimum of 3 years. Building insurance details available on request.

LEGAL COSTS:

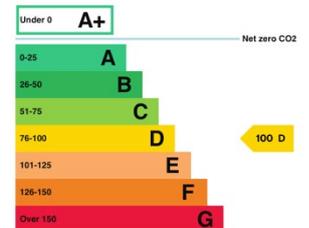
Each party to pay their own legal costs

VIEWING:

By prior arrangement with Robert Dewar Associates – 01245 350160



This property's energy rating is D.



204a NEW LONDON ROAD CHELMSFORD ESSEX CM2 9AB

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