



27 Hutton Road

Shenfield, Brentwood, CM15 8JU

**FREEHOLD BUILDING - FOR
SALE**

27 Hutton Road, Shenfield, Brentwood, CM15 8JU

Summary

Price	Offers in excess of £645,000
Rateable Value	£10,750
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

The property is located in a prominent retail parade 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 5minutes' drive. The A12 is also readily accessible and M25 (J28) is within approx. 10 minutes' drive.

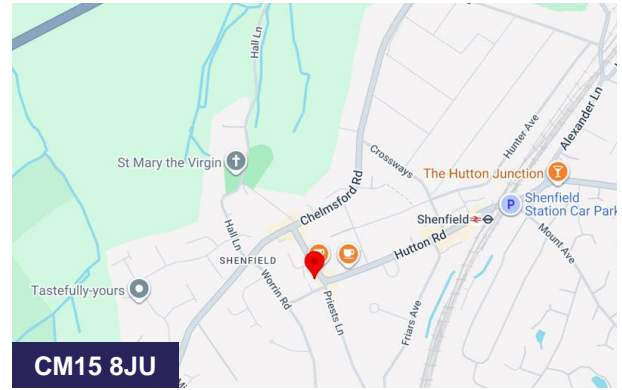
Accommodation

The accommodation comprises the following areas:

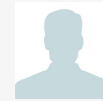
Name	Floor/Unit	Description	Building Type	Size	sq ft	sq m	Availability
Ground - Retail Ground Floor	Ground	Retail Ground Floor	Class E Retail / Leisure	534	534	49.61	Available
1st - First Floor Dental Practice	1st	First Floor Dental Practice	D1 (Non Residential Institutions)	469	469	43.57	Available
2nd - Treatment Rooms	2nd	Treatment Rooms	Class E Retail / Leisure	286	286	26.57	Available
Total					1,289	119.75	

Description

The property comprises of a three story period building currently occupied by a dental practice but would be suitable for various usages falling within Class E. To the ground floor there is an attractive showroom / reception area and treatment rooms with office space to the rear. On the first floor there are further meeting and treatment rooms, separate bathroom and kitchen providing access to a rear fire-escape staircase. The second floor offers two further large treatment rooms. The property also benefits from rear car parking for up to 6-8 vehicles



Viewing & Further Information



Graham Green

01277 223594 | 07703 209691

graham@massandco.com