



Ayers & Cruiks
COMMERCIAL

To Let
1,966 sq ft

**62 High Street, Braintree,
CM7 1JP**

Retail unit with large ground
floor space and basement for
storage in a high street location.

- High street location
- Basement storage
- Glazed frontage
- New lease available
- £30,000 per annum exclusive

www.ayerscruiks.co.uk



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Summary

- Rent: £30,000 per annum
- Business rates: £12,599.75 per annum Interested parties are advised to confirm the rating liability with the relevant local authority
- VAT: To be confirmed
- Legal fees: Each party to bear their own costs
- EPC: D (100)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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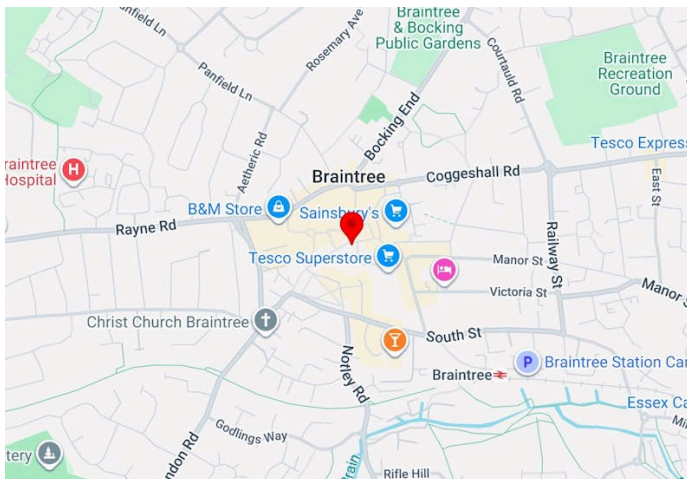
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Description

This high street retail unit is arranged over ground and basement levels. The generous ground floor space is well suited to a wide range of commercial uses, while the carpeted basement offers valuable additional storage. Benefiting from a prominent town centre position, the property is ideally suited to retail, hospitality, or service based occupiers seeking great visibility and footfall.

Location

The property is situated in Braintree town centre, just a short walk from Sainsbury's, Tesco, HSBC banks and other high street stores. This section of the high street is currently undergoing partial pedestrianisation, which is expected to increase footfall and enhance ease of access.

Accommodation

Floor/Unit	Building Type	sq ft	sq m	Availability
Ground	Retail	1,250	116.13	Available
Basement	Retail	716	66.52	Available
Total		1,966	182.65	



Terms

Available on a new full repairing and insuring lease for a minimum of 3 years.

Rent

£30,000 per annum exclusive

Viewings

Strictly by prior appointment via the landlords appointed agents Ayers & Cruiks.

