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# BRAINTREE

## THE GEORGE YARD SHOPPING CENTRE



SHOP UNITS AVAILABLE IN THE HEART OF BRAINTREE  
UNITS RANGING FROM APPROX. 700 SQ FT - 3,500 SQ FT

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## LOCATION

Braintree is a bustling historic market town situated in Essex. The town has a long rich history in agriculture and textile trading. The town and the wider area has a population of 155,200 (2021 District Census) and is serviced by two main roads leading to Chelmsford and Bishops Stortford and a railway line terminating at London Liverpool Street.

## GEORGE YARD

The George Yard Shopping Centre is situated in the heart of Braintree, positioned between High Street and Bank Street. The scheme benefits from access to a 700-space car park and has a range of both national operators, including but not limited to; **Boots the Chemist**, **WH Smith**, **Superdrug**, **Peacocks Poundland** and anchor tenants **The Co-Operative Department Store**.

## ACCOMODATION

Unit	Sales (sq ft)	Ancillary (sq ft)	Rent (pax)	Rateable Value
Unit 3	859	833	£37,500	£26,250
Unit 13	315		£14,500	£10,500
Unit 17	213		£12,500	£7,200
Unit 22	837	802	£26,500	£14,000
Unit 25 & 26	1,519	1,823	Upon Application	£40,750

Floor plans are available on request.

## LEASE TERM

New leases are available on a Full Repairing and Insuring basis on terms to be agreed.

## SERVICE CHARGE

A service charge will be payable. Further details are available on request.

## EPC

EPCs can be made available on request.





UNIT 3



UNIT 21



UNIT 22



UNIT 25 & 26

## CONTACT & VIEWING

Viewings are strictly by prior appointment via the sole retained agent:

**Nick Furlong**  
020 7183 0584  
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### Misrepresentation Act:

Whilst every care is taken in the preparation of these particulars BC Retail and the vendor / lessor take no responsibility for any error, mis-statements or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority to make any representation or warranty in relation to this property.

SUBJECT TO CONTRACT | 2024