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FOR SALE FREEHOLD – MIXED USE INVESTMENT AND DEVELOPMENT OPPORTUNITY



39-41 HIGH STREET, BRENTWOOD, ESSEX CM14 4RH

LOCATION

The property lies between Brentwood High Street and William Hunter Way, within the high street's prime retail pitch. Neighbouring retailers include Marks and Spencer's, Next and Greggs. Immediately to the rear of the property on William Hunter Way is the access to Sainsbury's supermarket and associated car park.

Brentwood is an affluent commuter town with a population of approx. 80,000. Brentwood Rail Station, which is 10 minutes' walk from the property, provides access to London's Liverpool Street and the M25 (J28) and A12 are approx. 5 minutes' drive away.

DESCRIPTION

The property (Registered under title no's EX761212 & EX509871) comprises a ground floor retail unit and two upper floor office suites plus a rear car park. The ground floor retail space is let to Monsoon/Accessorize and the rear car park has the benefit of planning consent for a new mixed use development.



ACCOMMODATION	Sqft	Sqm	Tenancy
Ground Floor Retail	2689	250	Let to Monsoon Stores Limited on a 3 year L&T Act excluded tenancy from 06/07/2020 subject to annual mutual break options. The current rent is £50,000 pax or 10% of turnover, whichever is the higher with the base rent rising to £60,000 in year 3.
First Fl.	366	34	
<i>Total</i>	<i>3055</i>	<i>239</i>	
First Floor Office	1265	118	Vacant
Second Floor Office	1238	115	Vacant
Rear car park site	1830	170	Subject to tenancy of two parking spaces let to Monsoon Stores included in above terms.



PLANNING

The car park to the rear, fronting William Hunter Way, benefits from planning consent for the construction of a 4 storey block comprising a ground floor commercial unit and 6 x residential flats. (Application No: 20/00467/FUL).

The upper floors of the commercial space have the potential to be converted into residential use (subject to planning).

ENERGY PERFORMANCE CERTIFICATE RATING

Ground Floor	-	E 117
First Floor	-	D 94
2 nd Floor	-	E 107

TERMS

Unconditional offers in the region of £1,750,000 are invited for the benefit of our client's freehold interest. **To be received no later than 12:00 midday on 21st April 2021.**

VAT

Value added tax is not applicable to the sale price.

LEGAL COSTS

Each party to bear their own legal costs

FURTHER INFORMATION

Contact sole selling agents:

Mass & Co - Mark Mannering Tel: 01277 201300

Mass & Co give notice that these particulars are set out as a general outline only for the guidance of intending purchasers or tenants, correct to the best of our knowledge and do not constitute any offer or form of contract. Any figures quoted may be subject to VAT in addition. No warranty is implied in relation to electrical, mechanical or other equipment.