

FOR SALE FREEHOLD – MIXED USE INVESTMENT OPPORTUNITY WITH REDEVELOPMENT POTENTIAL



137/137A HIGH STREET, BRENTWOOD, ESSEX, CM14 4RZ

LOCATION

The premises are located at the western end of Brentwood High Street, at its junction with Weald Road. Brentwood boasts many of the UK's leading retailers including Sainsburys, M&S, WH Smith, Nandos, Tesco, Pret a Manger and Waterstones as well as some of the major banks such as Santander, NatWest and Barclays. Off-street car parking can be found on William Hunter Way and Chatham Way, operable by Pay and Display.

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 premises form ground, first and second floor office accommodation plus a ground floor retail unit registered under title no EX287052. Approximate areas are as follows:

Ground Floor Office & Retail	1,033 sqft	(95.97 m2)
First Floor Office	1,033 sqft	(95.97 m2)
Second Floor Office	388 sqft	(36.05 m2)
<i>Total</i>	<i>2,454 sqft</i>	<i>(227.98 m2)</i>

The entire property is at present let to Clacton Dental Care Ltd* for a term of 15 years from 1st September 2018 at a current rent of £50,000 per annum. Rent reviews are in 2023 and 2028 and there is Tenant break option on 01/09/2023 with minimum 6 months' notice**.

*Note - Clacton Dental Care is a large dental practice operator with more than 30 locations across.

**Note – The Tenant Company has indicated it will exercise the break option or consider leaving early.

DEVELOPMENT OPPORTUNITY:

Planning has been approved (19/01131/PNCOU) for the proposed change of for the conversion of the first and second floor offices to 2 x 1-Bed and 1 x 2-Bed Flats. The property could provide the following accommodation:

Ground Floor: Medical Premises 96 sq m (1,033 sq ft)

1st Floor: 2 Residential Flats 96 sq m (1,033 sq ft)

Flat 1 - 1 Bedroom, Kitchen/Living Room, Bathroom/WC

Flat 2 - 2 Bedrooms, Kitchen/Living Room, Bathroom/WC

2nd Floor: 1 Residential Flat 36 sq m (388 sq ft)

Flat 3 - 1 Bedroom, Kitchen/Living Room, Bathroom/WC

Prospective purchasers are advised to make enquiries regarding planning with Brentwood Borough Council – www.brentwood.gov.uk

TERMS

Offers are invited in the region of £1,000,000, subject to contract for the benefit of the freehold interest.

VAT

Value added tax is not applicable to the sale price.

LEGAL COSTS

Each party to bear their own legal costs

FURTHER INFORMATION

Contact selling agents:

Mass & Co - Mark Mannering Tel: 01277 201300

Email: mark.mannering@massandco.com

Proposed Development – not to scale



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.