

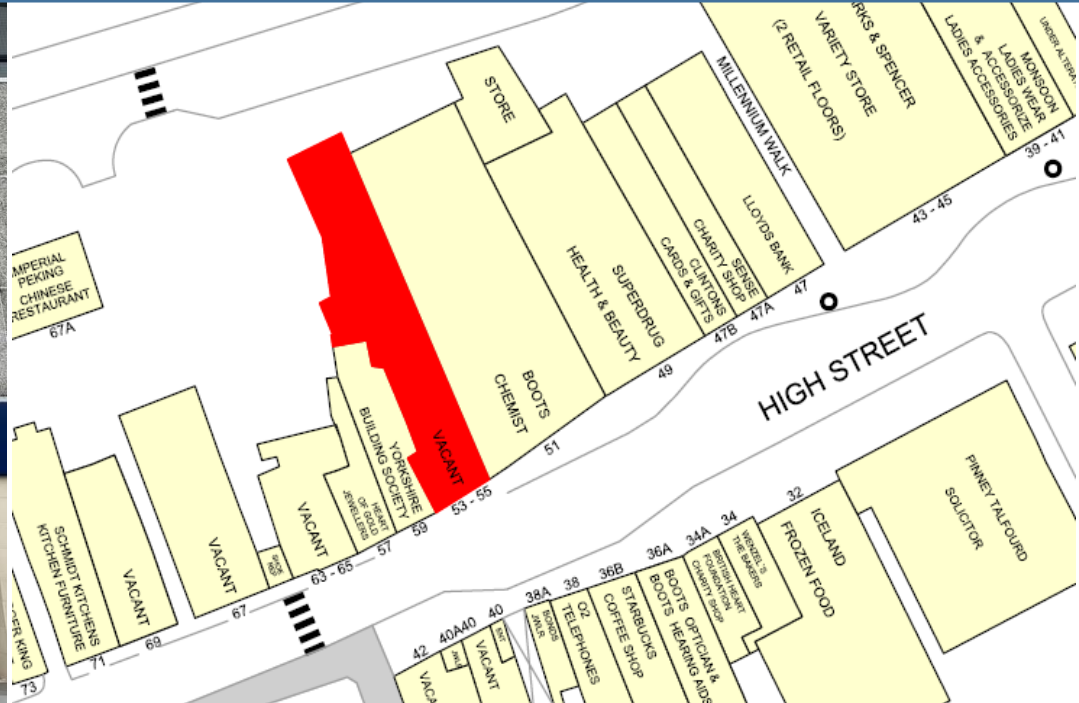


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Mass & Co
Chartered Surveyors and Property Consultants
25 High Street, Brentwood, Essex. CM14 4RG

www.massandco.com

TO LET OR FOR SALE – HIGH STREET RETAIL UNIT WITH PLANNING CONSENT FOR MIXED USE DEVELOPMENT



53-55 HIGH STREET, BRENTWOOD, ESSEX CM14 4RH

LOCATION

The property is located on the north side of Brentwood High Street within the prime retail pitch and backs on to William Hunter Way.

Neighbouring retailers include Marks and Spencer, Tesco Express, Pret a Manger, Superdrug and Boots. Immediately to the rear of the property on William Hunter Way there is Sainsbury's supermarket and Brentwood's main pay & display car park.

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

DESCRIPTION

The property comprises a mid-terraced high street retail unit situated mainly over ground floor with offices, stores and staff facilities at first floor level.

Ground Floor	-	4,562 sqft	424 sqm
First Floor	-	722 sqft	67 sqm
<i>Total</i>	-	<i>5,284 sqft</i>	<i>491 sqm</i>

PLANNING

Whilst the current use is Class E a planning consent (21/01440/FUL) is granted subject to a S106 Agreement, which is for the demolition of an existing rear structure and construction of 3 storey development comprising 13 residential units and ground floor commercial use. The proposed development under this application will provide for two commercial units on the ground floor, one fronting the High Street and the other smaller unit fronting William Hunter Way.

RATEABLE VALUE

The property has a current rateable value of £55,000

EPC

The property has a current EPC rating of 81 (D)

TERMS

Leasehold - A new lease for a term to be agreed. Rent – Upon application

Freehold - Unconditional offers are invited for the benefit of our client's freehold interest. Price - £1,500,000

VAT

Value added tax is applicable to the sale price and rental.

LEGAL COSTS

Each party to bear their own legal costs.

FURTHER INFORMATION

Mass & Co –

Mark Mannering T: 01277 201300 mark.mannering@massandco.com