

48 HIGH STREET, BRENTWOOD, ESSEX, CM14 4AN

TO LET - PRIME HIGH STREET RETAIL UNIT PLUS FIRST FLOOR
2,720 sq.ft (252.70 m²)



Location

The premises are situated in a prominent position on Brentwood High Street. Brentwood High Street boasts many of the UK's leading brand names, including M&S, WH Smith, Nandos, and major banks such as Santander and Barclays. Brentwood Railway Station is within close proximity (0.5 miles) and can be reached by walk within 10 minutes. The station serves Brentwood with direct access to Liverpool Street. Coptfold Road Multi-Storey Car Park and William Hunter Way Car Park serve as the nearest off-street parking.

Accommodation

A ground floor retail unit with first floor office/storage accommodation. Approximate areas and dimensions are as follows:

Gross Frontage	33'2" (10.11 m)
Net Frontage	28'8" (8.74 m)
Ground Floor	2,720 sq.ft (252.70 m ²)
First Floor	1,115 sq.ft (103.59 m ²)
Total	3,835 sq.ft (356.28 m ²)

Terms

The premises are to be offered by way of a new Full Repairing and Insuring lease for a term to be agreed. Rent upon application.

Service Charge

A service charge is applicable in respect of this property. Further details are available on request.

Rates

Rateable Value	£64,000
UBR (2020/2021)	£0.516
Rates Payable	£33,024

Energy Performance Asset Rating

D 76-100 ← **76** This is how energy efficient this building is

Legal Costs

Each party to bear their own.

VAT

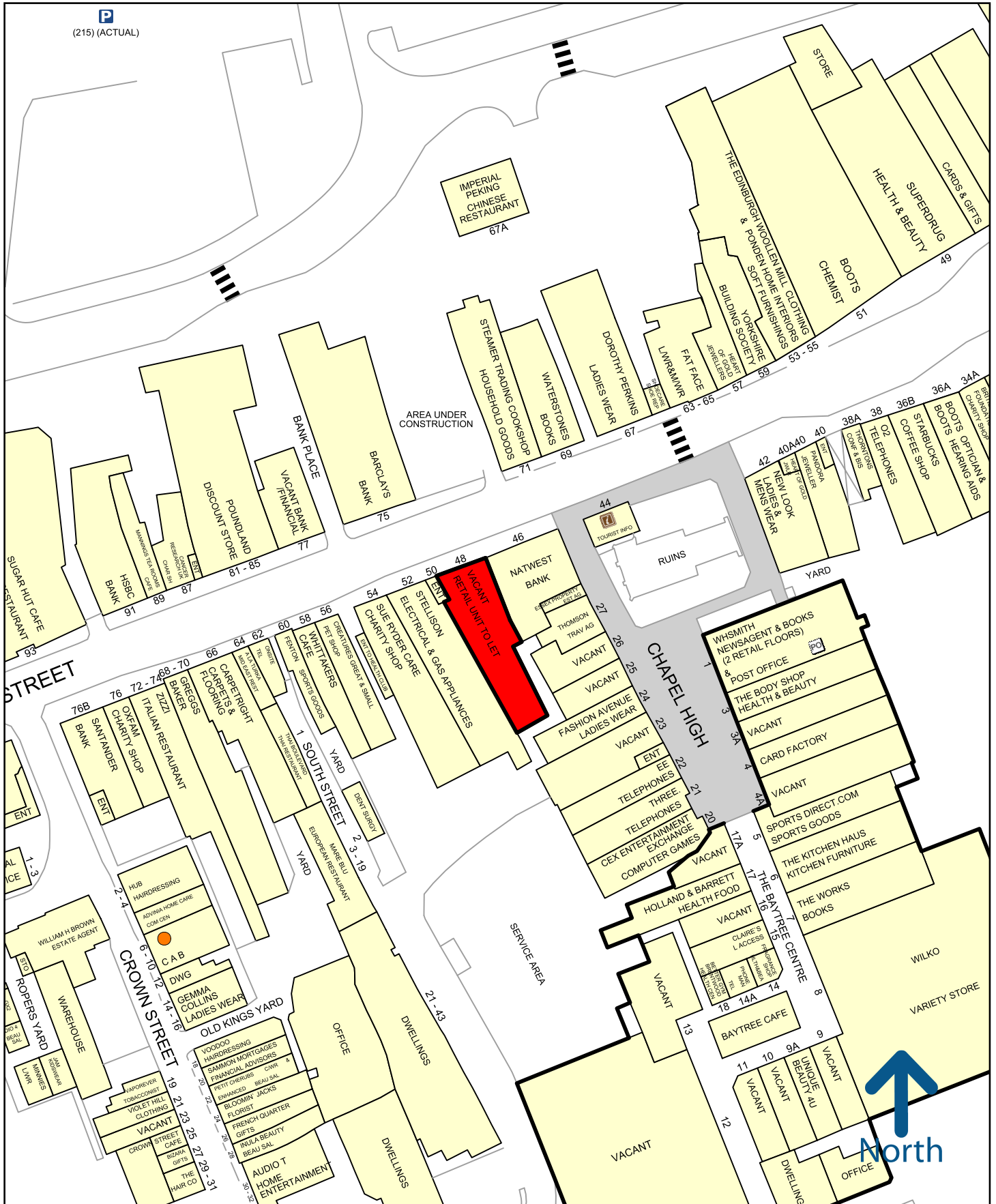
Vat is applicable in respect of this property.

Viewing & Further Information

Strictly by prior arrangement with Joint Sole Agents

Contact:

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Experian Goad Plan Created: 18/05/2018
Created By: Mass and Co

