

## 01277 201300

Mass & Co

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

www.massandco.com

# 88A HIGH STREET, BRENTWOOD, CM14 4AP

## TO LET - HIGH STREET RETAIL PREMISES

296 sq.ft (27.50 m<sup>2</sup>)



#### Location

The premises are situated on the southern side of Brentwood High Street between its junctions with Crown Street and King's Road. Retailers in close proximity include O'Neills, Virgo Ladieswear, Robert Dyas, Sugar Hut, Megans' Beauty Salon and Nando's. The premises is approximately 0.5 miles from Brentwood mainline train station which is approximately a 10 minute walk. Brentwood station benefits from direct links to London Liverpool St.

## Accommodation

A ground floor lock up shop in a prominent location on Brentwood High street. The premises benefits from a W.C to the rear of the property, storage to the rear, a basement and rear pedestrian access.

| Ground Floor Sales | 296 sq.ft |
|--------------------|-----------|
|--------------------|-----------|

#### **Terms**

Effectively full repairing and insuring for a term to be agreed subject to five yearly upward only rent reviews.

£15,000 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days



### **Service Charge**

A service charge may be applicable in respect of this property. Further details on request.

#### Rates

| Rateable Value  | £9200   |
|-----------------|---------|
| UBR (2019/2020) | £0.491  |
| Rates Payable   | £4517.2 |

#### **Energy Performance Asset Rating**

**EPC** Awaited

## **Legal Costs**

Each party to bear their own.

#### **VAT**

All rents and prices stated are subject to Value Added Tax.

#### Viewing & Further Information

Strictly by prior arrangement with Sole Agent Mass & Co:

Contact:

Zaman Sheikh

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Mark Mannering

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