

FOR SALE FREEHOLD – OFFICE INVESTMENT WITH RESIDENTIAL DEVELOPMENT POTENTIAL

11 QUEENS ROAD, BRENTWOOD, ESSEX CM14 4HE



LOCATION

The premises are situated on the east side of Queens Road (B186), a short distance north of its roundabout junction with Kings Road, and within 400 metres of Brentwood Railway Station (which will comprise part of Crossrail) and within a short walk of Brentwood Town Centre.

DESCRIPTION

A three storey Victorian residential building plus basement with three storey rear extension currently occupied in its entirety as offices by Tiffin Green Accountants. There is parking on site for approximately 11 cars. Given the property's configuration and location, there is (stp) clear residential conversion/redevelopment potential

ACCOMMODATION

Floor	Use	sq.ft
Ground Floor	Offices	783
	Kitchen	69
First Floor	Offices	1,139
	Toilets	-
Second Floor	Offices	1,376
Basement	Storage	149
Total		3,516

EPC

Information awaited

VAT

The property is not elected for VAT

LEASE

Let on a single lease expiring 28 February 2022 to Tiffin Green Limited (Company No. 05006207) on Tenant's internal repairing terms at a current rent of **£66,500.00 per annum**.

TENURE

The Property is to be sold freehold with the benefit of the lease described above. **Price offers in excess of £1,100,000.00 subject to contract.**

LEGAL COSTS

Each party to bear their own legal costs.

FURTHER INFORMATION

For further information please contact sole selling agent:

Mass & Co – 01277 201300 - Mark Burton – mark@massandco.com