

**104 - 106 KINGS ROAD, BRENTWOOD, ESSEX, CM14 4EA**

**FOR SALE FREEHOLD - RETAIL & OFFICE PREMISES WITH DEVELOPMENT POTENTIAL**  
2,066 sq.ft ( 191.94 m<sup>2</sup> )



**Location**

The property occupies a prominent position on the corner of Kings Road and Gresham Road a short distance from Brentwood Rail Station. Brentwood High Street is within 5 mins walk.

**Accommodation**

The property comprises a two storey building which was formerly used as a delicatessen and stores. There is potential (subject to planning) to develop the property into a mixed residential and retail opportunity over 3 floors. The owners have prepared a scheme for consideration which includes two good sized flats. Plans available on request.

The existing accommodation is:

<b>Ground Floor Sales</b>	698 sq.ft ( 64.85 m <sup>2</sup> )
<b>Ground Floor Ancillary</b>	111 sq.ft ( 10.31 m <sup>2</sup> )
<b>First Floor</b>	957 sq.ft ( 88.91 m <sup>2</sup> )
<b>Basement</b>	300 sq.ft ( 27.87 m <sup>2</sup> )

**Terms**

The property is to be offered freehold with vacant possession and is to be sold on an unconditional basis.

**Price**

Offers in excess of £525,000 Subject to Contract

**Rates**

<b>Rateable Value</b>	£20,500
<b>UBR (2019/2020)</b>	£0.491
<b>Rates Payable</b>	£10,065

Prospective buyers are advise to clarify the business rates liabilities with Brentwood Borough Council

**Energy Performance Asset Rating**

E 101-125 112 This is how energy efficient this building is

**Legal Costs**

Each party to bear their own legal costs.

**VAT**

Value added tax is not applicable

**Viewing & Further Information**

Strictly by prior arrangement with sole selling agents Mass & Co:

Contact:

Mark Mannering

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