

**116-118 WARLEY HILL, BRENTWOOD, ESSEX, CM14 5HB**

**TO LET - RETAIL/SHOWROOM & STORES**

1,643 sq.ft ( 152.64 m<sup>2</sup> )



**Location**

The premises are situated on Warley Hill which is located 0.4 miles to the south of Brentwood Railway Station. Brentwood Railway Station enjoys direct links to London Liverpool Street. Brentwood High Street is located 0.8 miles north of the property. Nearby retailers include Tesco Express.

**Accommodation**

The property comprises a double frontage ground floor retail/showroom unit including stores and offices together with 1 parking space situated to the rear.

The premises is producing a current total income of £59,760 per annum.

|                                    |                                       |
|------------------------------------|---------------------------------------|
| <b>Ground Floor Sales/showroom</b> | 917 sq.ft ( 85.19 m <sup>2</sup> )    |
| <b>Offices &amp; stores</b>        | 726 sq.ft ( 67.45 m <sup>2</sup> )    |
| <b>Total</b>                       | 1,643 sq.ft ( 152.64 m <sup>2</sup> ) |

**Terms**

The property is to be offered on new lease terms to be agreed.

**Rent**

£22,000 per annum exclusive of service charge, rates, utilities, building insurance and VAT. Rent is payable quarterly in advance on the usual quarter days.

**Rates**

|                       |         |
|-----------------------|---------|
| <b>Rateable value</b> | £18,000 |
| <b>UBR 2020/2021</b>  | £0.499  |
| <b>Rates payable</b>  | £8,982  |

Prospective tenants are advised to clarify their business rates obligations with Brentwood Borough Council

**Energy Performance Asset Rating**

EPC Awaited

**Legal Costs**

Each party to bear their own.

**VAT**

Value added tax is not applicable

**Viewing & Further Information**

Contact sole letting agents Mass & Co;

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