

31 HIGH STREET, BRENTWOOD, ESSEX, CM14 4RG

TO LET - PROMINENT HIGH STREET RETAIL PREMISES INCLUDING PARKING
1,297 sq.ft (120.50 m²)



Location

The property fronts Brentwood High Street on its north side, within the high street's prime retail pitch forming part of the former Next store. Neighbouring retailers include Marks and Spencer's, Greggs and Monsoon/Accessorize. To the rear of the property on William Hunter Way is a Sainsbury's supermarket.

Brentwood is an affluent commuter town with a population of approx. 80,000. Brentwood station, which is 10 minutes walk away from the property, provides access to London's Liverpool Street and the M25(j28) and A12 are approx. 5 mins drive away

Accommodation

The premises comprise a ground floor retail unit with ancillary stores plus 6 parking to the rear which is accessed form William Hunter Way. The premises form part of the former Next store and will be separated from the other parts.

Ground Floor Sales	1,065 sq.ft (98.94 m ²)
Ground Floor Ancillary	232 sq.ft (21.55 m ²)
Total	1,297 sq.ft (120.50 m ²)

Terms

The premises are offered on a new effectively full repairing and insuring lease for a term to be agreed.

Rent

£46,000 per annum exclusive of service charge,business rates, utilities, building insurance and VAT. Rent is payable quarterly in advance on the usual quarter days.

Service Charge

A service charge is applicable in respect of the rear car park area. Details upon request.

Planning

The premises fall within Class E of Planning Use Classes Order (Amended 2020)

Rates

Rateable Value	To be assessed.
Rates Payable	To be confirmed

Energy Performance Asset Rating

E 101-125 ← **122** This is how energy efficient this building is.

Legal Costs

Each party to bear their own legal costs

VAT

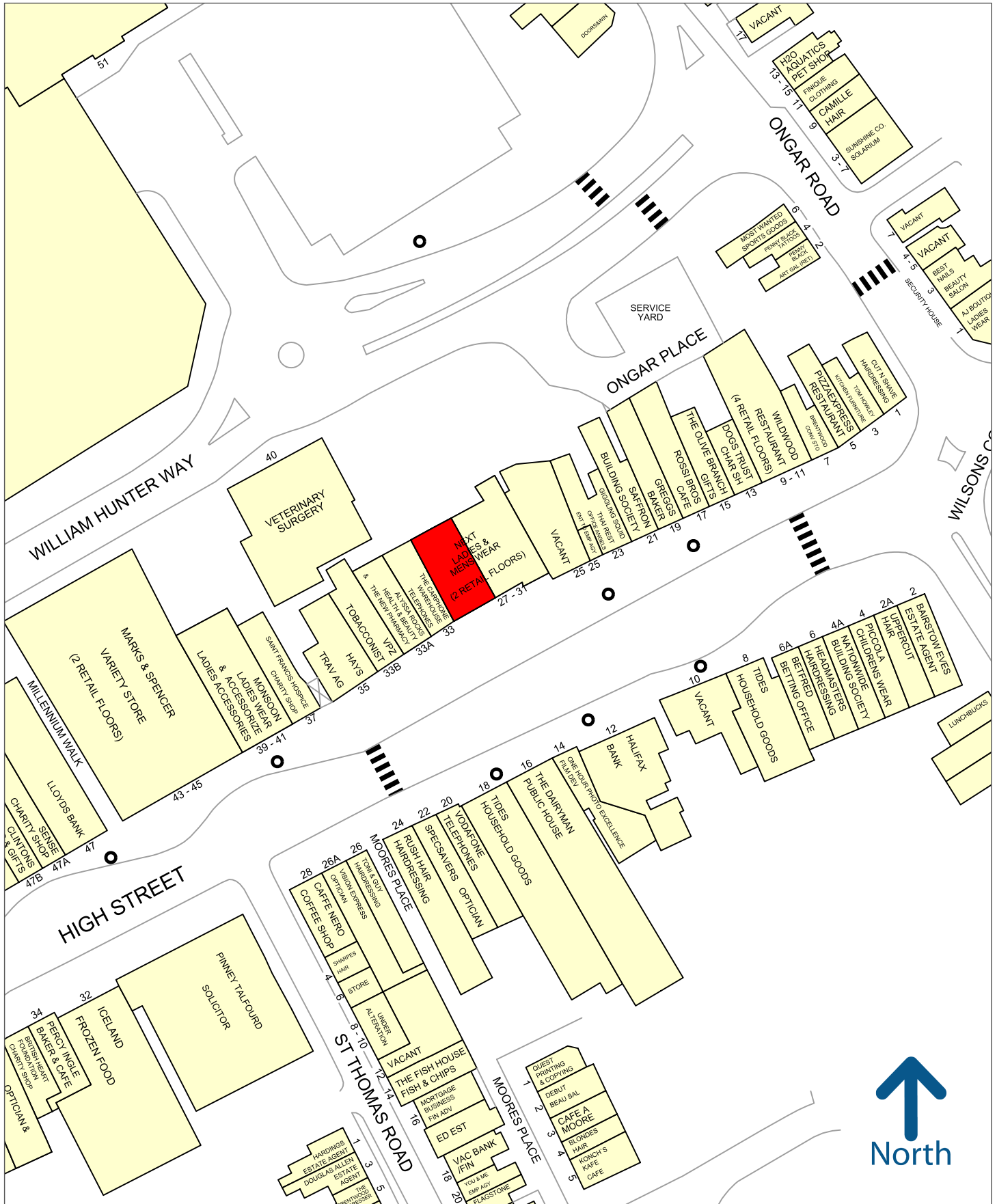
Value Added Tax is applicable

Viewing & Further Information

Contact joint sole letting agents, Mass & Co:

Mark Mannering - mark.mannering@massandco.com

Fenn Wright - John Logan 01245 261226



50 metres

Experian Goad Plan Created: 15/02/2021
Created By: Mass and Co



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