

29 HIGH STREET, BRENTWOOD, ESSEX, CM14 4RG

TO LET - PROMINENT HIGH STREET RETAIL PREMISES

1,249 sq.ft (116.04 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 comprises a mid-parade ground floor retail unit forming part of the former Next store from which it will be separated.

Ground Floor	1,249 sq.ft (116.04 m ²)
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Terms

The property is to be offered on a new, effectively full repairing and insuring lease, for a term to be agreed.

Rent

£40,000 Per annum exclusive of service charge, rates, utilities, building insurance and VAT. Rent is payable quarterly in advance on the usual quarter days.

Service Charge

A service charge may be applicable in respect of the rear loading/access area.

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

D 76-100	95 This is how energy efficient this building is
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Legal Costs

Each party to bear their own legal costs.

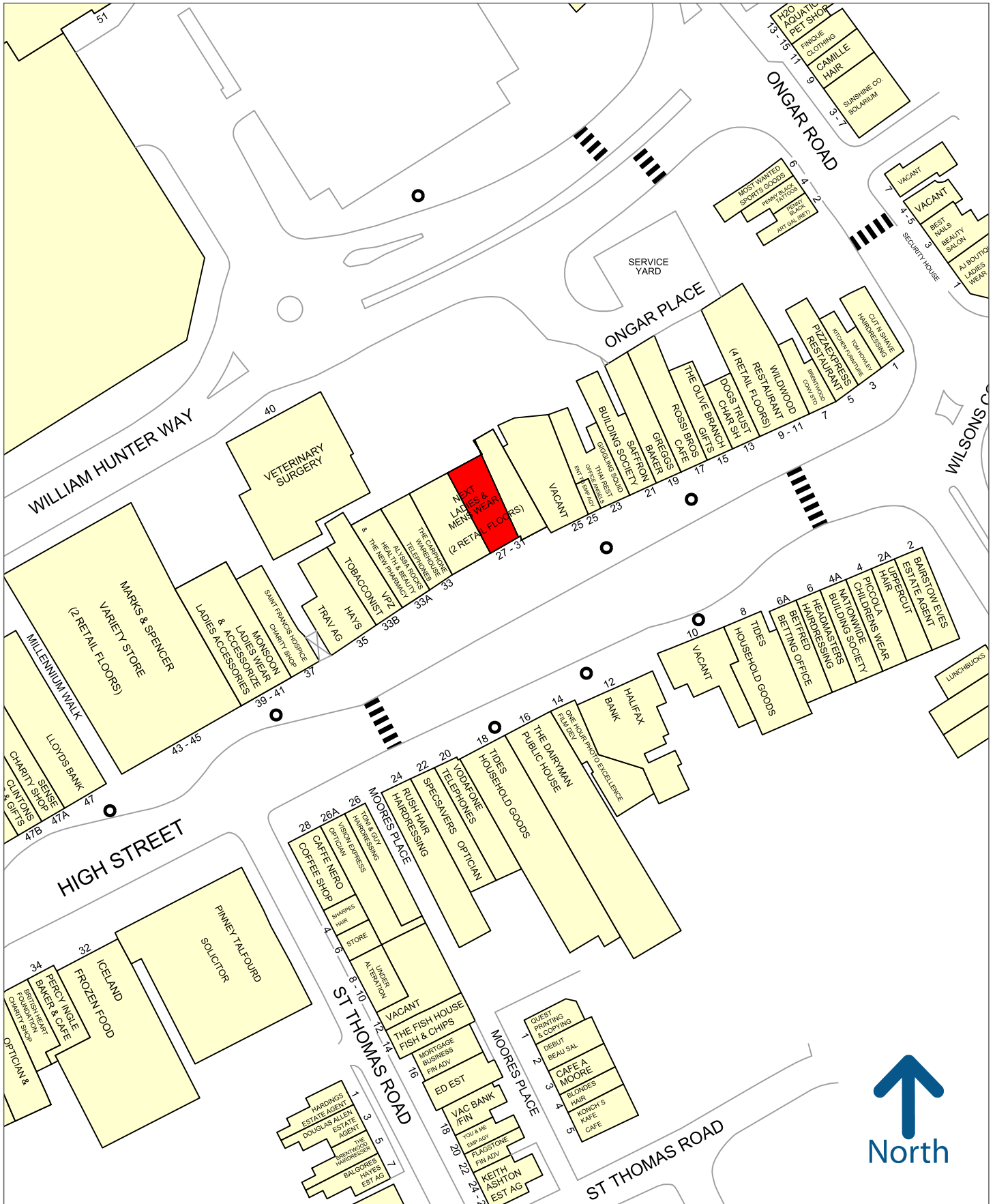
VAT

Value added tax is applicable

Viewing & Further Information

Contact sole letting agents, Mass & Co:

Mark Mannering - mark.mannering@massandco.com



50 metres

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

