



01277 201300

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FOR SALE FREEHOLD – MIXED USE INVESTMENT OPPORTUNITY WITH REVERSIONARY REDEVELOPMENT POTENTIAL (STP)



119 - 121 HIGH STREET, BRENTWOOD, ESSEX CM14 4RX

LOCATION

The property lies on the north side and western end of Brentwood High Street. An access Road adjacent to no 117 provides vehicle and pedestrian access to the High Street and William Hunter Way. Immediately to the rear of the property on William Hunter Way is Sainsbury's supermarket and associated car parks.

Brentwood is an affluent commuter town with a population of approx. 80,000. Brentwood Rail Station, which is 10 minutes' walk from the property, provides access to London's Liverpool Street and the M25 (J28) and A12 are approx. 5 minutes' drive away.

DESCRIPTION

The property comprises a mix of retail and ancillary accommodation together with a Taxi rank and workshop registered under title no EX724978. The buildings are let to 5 separate tenants on varying lease terms detailed below. The property has redevelopment potential for a mixed use development upon reversion of the lease interest (subject to planning).

ENERGY PERFORMANCE CERTIFICATES

No 119 – D82 No 121 - F129

TERMS

The property is to be offered freehold subject to the tenancies below. Offers are invited in excess of £1,000,000, subject to contract.

VAT

Value added tax is not applicable to the sale price.

LEGAL COSTS

Each party to bear their own legal costs

FURTHER INFORMATION

Contact sole selling agents:

Mass & Co - Mark Mannering Tel: 01277 201300

Email: mark.mannering@massandco.com

No	Accommodation	Lease Term	Lease Start	Review	Rent pax
119	Retail unit of 336 sqft + 300 sqft external store (3,6)	10 years	05-04-19	05-04-24	£16,000
119A	Retail unit of 268 sqft + FF Ancillary of 829 sqft + 2F Ancillary of 121 sqft (4)	10 years	25-12-13	n/a	£20,000
121	Retail unit of 549 sqft + store of 271 sqft (1)	10 years	31-10-17	30-10-22	£21,000
R/O 117	Taxi Rank of 248 sqft (2)	10 years	24-06-15	n/a	£10,000
R/O 119A	Workshop of 327 sqft (6)	6 years	24-03-04	n/a	£2,000
	3,259 sqft				£69,000