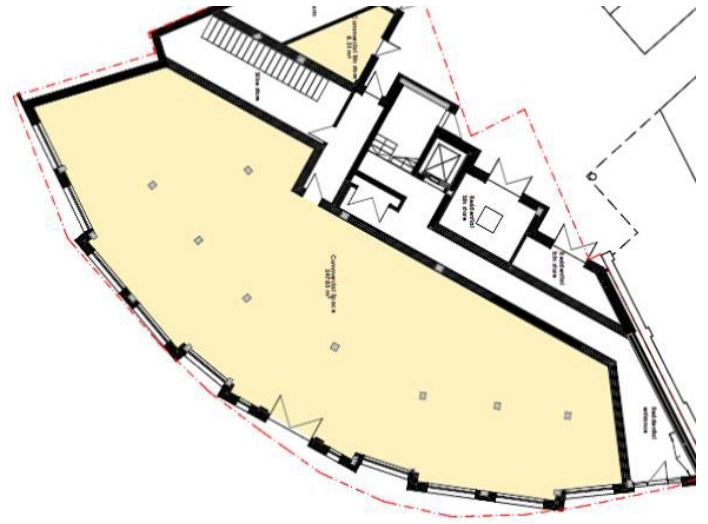


141 - 147 HIGH STREET, BRENTWOOD, ESSEX, CM1 4SA

TO LET (MAY SELL) - PROMINENT GROUND FLOOR COMMERCIAL PREMISES
2,668 sq.ft (247.87 m²)



Location

The property is prominently situated on the corner of Brentwood High Street and Weald Road. Brentwood rail station is within 5-10 minutes walk and the A12 and M25 (J28) are within 5 minutes drive away.

Parking is available near to the property with pay & display and season ticket parking in William Hunter Way.

Accommodation

The property forms the ground floor of a new prestigious commercial/residential mixed use development. The accommodation is mainly open plan including some supporting pillars, finished to shell specification leaving the occupier to fit out to suit thier own design and specification.

Ground Floor	2,668 sq.ft (247.87 m ²)
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Terms

The property is to be offered on new lease terms to be agreed. Alternatively it can be purchased on a 999 year lease basis.

Rent

£65,000 per annum exclusive of service charge, rates, utilities, building insurance and VAT. Rent is payable quarterly in advance on the usual quarter days.

Price

Offers in excess of £800,000 Subject to Contract

Service Charge

A service charge may be applicable in respect of this property. Further details on request.

Planning

The property falls with Class E of the General use Classes Order as amended 2020 allowing the property to be used for a range of uses including retail, offices, showroom, leisure and some medical uses.

Rates

Rateable Value	To be assessed.
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Energy Performance Asset Rating

EPC Awaited

Legal Costs

Each party to bear their own legal costs

VAT

Value added tax is applicable to the rent or purchase price.

Viewing & Further Information

Contact sole agents Mass & Co:

Mark Mannering - mark.mannering@massandco.com