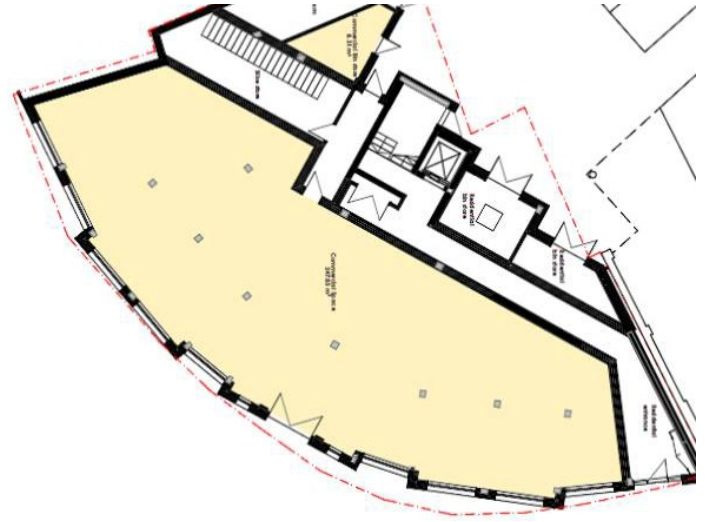


**141 - 147 HIGH STREET, BRENTWOOD, ESSEX, CM14 4SA**

**FOR SALE - PROMINENT GROUND FLOOR COMMERCIAL PREMISES - AVAILABLE Q4 2022**  
2,668 sq.ft ( 247.87 m<sup>2</sup> )



**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 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 their own design and specification. Construction of the property is due October/November 2022

<b>Ground Floor</b>	2,668 sq.ft ( 247.87 m <sup>2</sup> )
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**Terms**

The property is to be offered for sale on a 999 year lease at a peppercorn ground rent.

**Price**

Offers in the region of £900,000 Subject to Contract

**Planning**

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

**Rates**

<b>Rateable Value</b>	To be assessed.
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**Energy Performance Asset Rating**

EPC Awaited

**Legal Costs**

Each party to bear their own legal costs

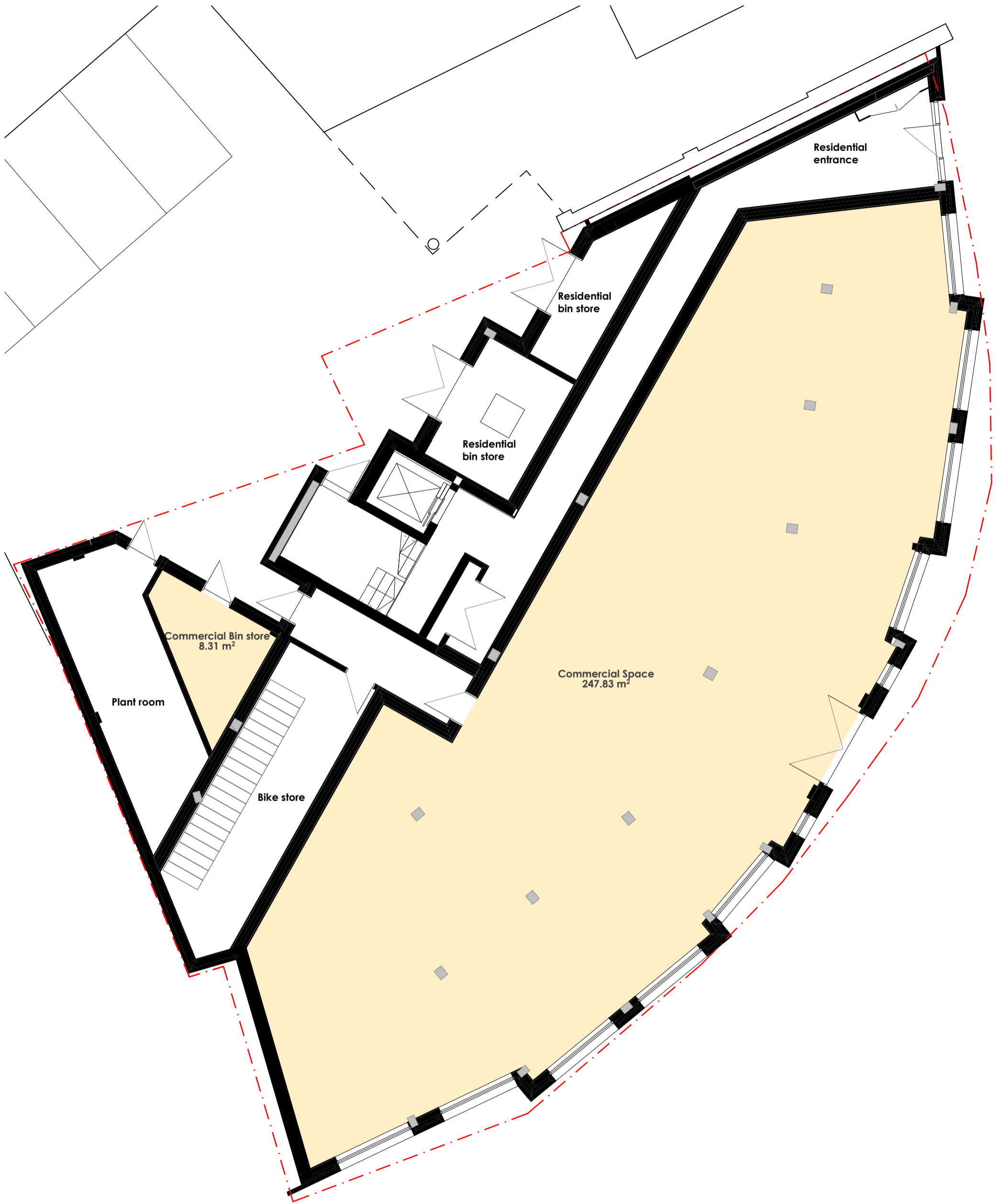
**VAT**

Value added tax is applicable to the purchase price.

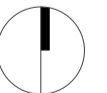
**Viewing & Further Information**

Contact sole agents Mass & Co:

Mark Mannering - mark.mannering@massandco.com



**GROUND FLOOR PLAN**  
Scale 1:100



- Notes**
1. All dimensions to be checked on site.
  2. All dimensions are to masonry unless otherwise stated (ie not plaster finishes)
  3. All information is to be checked and verified by the contractors and sub-contractors for accuracy and fit.
  4. Discrepancies or omissions to be brought to the attention of **CIAO** prior to construction.
  5. This drawing has been drawn to scale, as shown, for the purpose of obtaining local authority approval
  6. For General Notes refer to Drawing No. 4GN-01

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Rev	Date	Notes

**Client:**  
YS J01 Ltd

**Project:**  
141-147 High Street Bentwood

**Drawing title:**  
Ground floor plan

**Stage:**  
Construction

**Project Ref. No.:**  
103

**Drawing number:**  
103-5MKT-02

**Date:**  
18/11/2020

**Scale:**  
1:100@A3

**Drawn By:**  
AP

**Checked By:**  
AP

37 Cremer Street,  
London, E2 8HD

+ 44 (0)20 34751385  
email : info@ciao.archi  
www.ciao.archi

**CIAO**  
Creative Ideas & Architecture Office