

6A HIGH STREET, BRENTWOOD, ESSEX, CM14 4AB

TO LET - HIGH STREET RETAIL PREMISES

860 sq.ft (79.90 m²)



Location

The property is situated on the south side of Brentwood High Street at its northern end close to the 'Wilsons Corner' junction with Ingrave Road (A128).

Surrounding occupiers include Nationwide, Halifax, and Bairstow Eves. Nearby major occupiers include JD Weatherspoon's, Wildwood, Pizza Express, Monsoon and Marks & Spencer.

Brentwood is an affluent town with a population of circa 80,000. The rail station is approx. 10 minutes walk away and the main bus stop for the High Street is within a few metres of the property

Accommodation

The property comprises a ground floor retail unit including rear stores and WC's. There is a service yard to the rear. The property has the option of a first floor on a short term basis until 2023 which measures approx. 815 sqft including wc's.

Ground Floor Sales	675 sq.ft (62.71 m ²)
Rear stores and Wc's	185 sq.ft (17.19 m ²)
Total	860 sq.ft (79.90 m ²)

Terms

The property is offered on new lease term to be agreed

Rent

£32,500 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

The property is subject to a service charge. The current annual charge is £2,276 + vat

Planning

The property falls within Class E of the General Use Class Order. A5 takeaway uses will not be considered.

Rates

Rateable Value	£21,000
UBR (2021/2022)	£0.499
Rates Payable	£10,479
Prospective tenants are advised to check their business rates liabilities with Brentwood Borough Council	

Energy Performance Asset Rating

C 51-75	65 This is how energy efficient this building is
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Legal Costs

Each party to bear their own legal costs

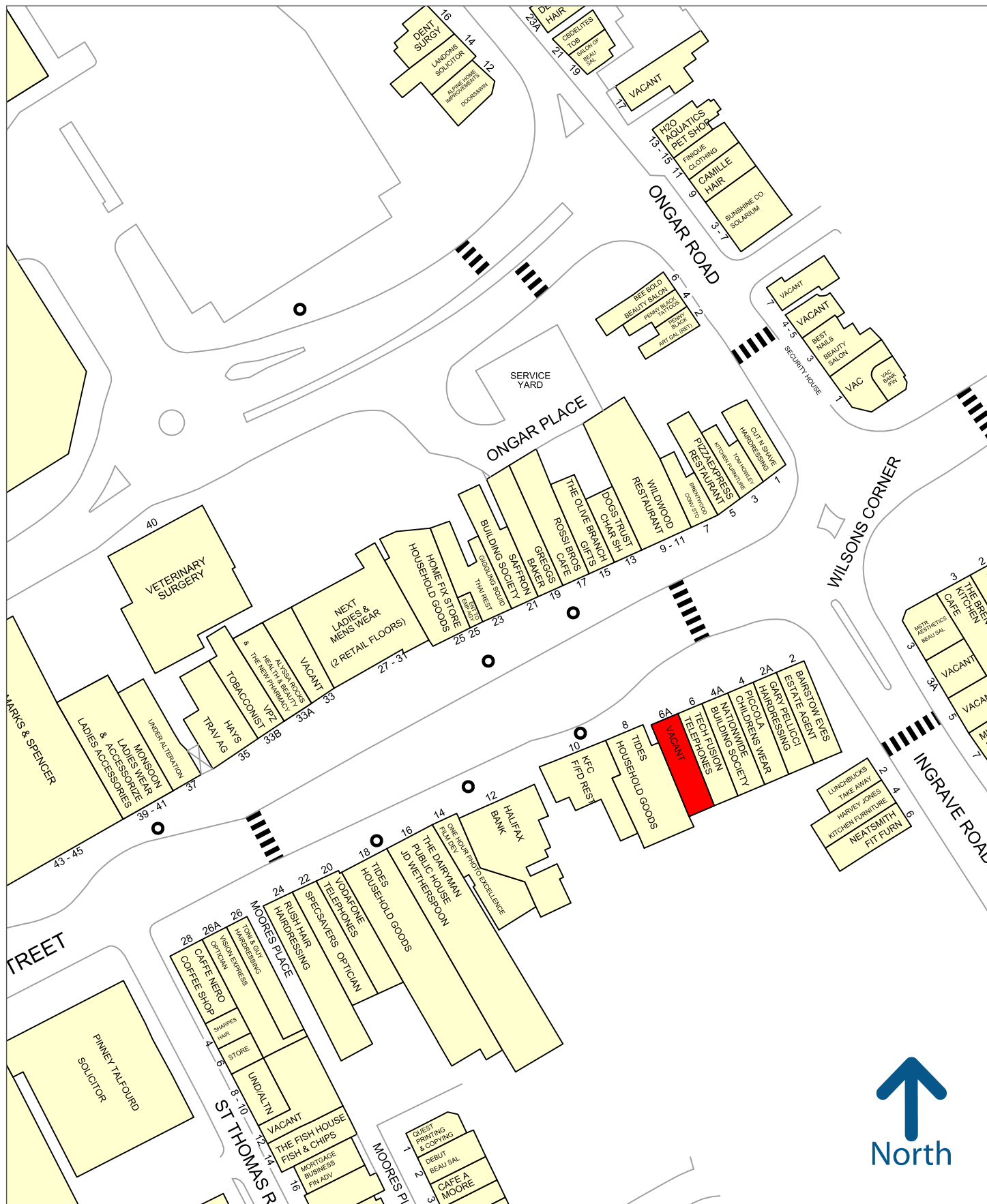
VAT

Value added tax is applicable to the rent and service charge

Viewing & Further Information

Contact sole leasing agents, Mass & Co:

Mark Mannering - mark.mannering@massandco.com



50 metres

Experian Goad Plan Created: 26/08/2021
Created By: Mass and Co



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