

01277 201300

Mass & Co Chartered Surveyors and Property Consultants 25 High Street, Brentwood, Essex. CM14 4RG

www.massandco.com

20 CROWN STREET, BRENTWOOD, ESSEX, CM14 4BA

FOR SALE FREEHOLD - TOWN CENTRE GROUND & FIRST FLOOR OFFICE/RETAIL PREMISES 777 sq.ft (72.19 m²)



Location

The property is situated mid way in Crown Street which is a street immediately off Brentwood High Street and forms part of the central shopping area. Crown Street comprises a number of boutique and niche retailers as well as eateries. The property is a short walk from Brentwood Station and there is pay & display parking very close by.

Accommodation

The property comprises an attractive mid-terrace brick built property situated over ground and first floors. The property is well decorated internally to a contemporary design. and includes kitchen and two WC's.

Ground Floor	345 sq.ft (32.05 m ²)
First Floor	432 sq.ft (40.13 \rm{m}^2)
Total	777 sq.ft (72.19 m ²)

Terms

The property is offered freehold with vacant posession.

Price

£400,000 subject to contract



Planning

The property falls within Use Class E

Rates

Rateable Value	£7,800
UBR (2021/2022)	£0.499
Rates Payable	£3,892

The property qualifies for Small Business Rates Relief. Prospective buyers are advised to contact Brentwood Borough Council for verification of their business rates

Energy Performance Asset Rating

Over	This is how energy
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G 150	this building is

Legal Costs

Each party to bear their own legal costs

VAT

Value added tax is not applicable to the sale price

Viewing & Further Information

Contact sole selling agents, Mass & Co:

Mark Mannering - mark.mannering@massandco.com

& Co Ltd for themselves and also as Agents for the seller(s)/lessee(s) of this prop

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