

109 HIGH STREET, BRENTWOOD, ESSEX, CM14 4RX

TO LET - HIGH STREET RETAIL (CLASS E) PREMISES

788 sq.ft (73.21 m²)



Location

The property is situated on the north side of Brentwood's High Street opposite O'Neills P.H. and close to Nando's. To the rear of the property is William Hunter Way where there is plenty of pay & display parking. Major retailers in Brentwood include Marks & Spencer, Boots, Sports Direct and Sainsburys with Tesco's coming to the High Street later this year.

Brentwood rail station is approximately 10 minutes walk away and the M25 and A12 approximately 5 minutes drive away.

Accommodation

The property comprises a ground floor retail unit which includes kitchen and WC. To the rear is a loading/parking (2/3 vehicles) area accessed via Bishops Gate which lies off William Hunter Way.

Ground Floor Sales	682 sq.ft (63.36 m ²)
Kitchen/WC	106 sq.ft (9.85 m ²)
Total	788 sq.ft (73.21 m ²)

Terms

A new full repairing and insuring lease on terms to be agreed

Rent

£31,500 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

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

Planning

The property falls with Class E

Rates

Rateable Value	£23,500
UBR (2021/2022)	£0.499
Rates Payable	£11,727
Prospective tenants are advised to check their business rates liabilities with Brentwood Borough Council	

Energy Performance Asset Rating

C 51-75 ← **61** This is how energy efficient this building is.

Legal Costs

Each party to bear their own

VAT

Value added tax is/is not applicable to the rent.

Viewing & Further Information

Contact sole agents, Mass & Co:

Mark Mannering - mark.mannering@massandco.com

