

1 MOORES PLACE, BRENTWOOD, ESSEX, CM14 4AG

TO LET - TOWN CENTRE RETAIL/BUSINESS UNIT
540 sq.ft (50.17 m²)



Location

The property forms the end of a terrace of similar units situated in Moores Place which is located just off Brentwood High Street at its eastern end linking with St Thomas Road. The nearby High Street accommodates many national and independent retailers including Marks & Spencer, Boots, Iceland, KFC, Wimpy and Superdrug.

Brentwood Station (Liverpool Street) is within 10 minutes walk.

Accommodation

The property comprises a single storey end of terrace ground floor retail/business unit including a WC and kitchen area. Loading is to the rear and the property benefits from shared parking on a rotational basis. The property has the following gross internal floor area.

Ground Floor	540 sq.ft (50.17 m ²)
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Terms

The property is to be offered on a new lease for a term of 5 years.

Rent

£12,500 per annum exclusive of busienss rates, utilities, building insurance and VAT. Rent is payable quarterly in advance on the usual quarter days.

Planning

The property falls with Class E of the General use Classes Order (Amended 2020). The landlord will not permit a cafe use or hair and beauty uses.

Rates

Rateable Value	£8,900
UBR (2022/2023)	£0.499
Rates Payable	£4,441

The property qualifies for Small Business Rates Relief. Prospective tennants are advised to check their business rates obligations with Brentwood Borough Council

Energy Performance Asset Rating

C 51-75 ← **70** This is how energy efficient this building is.

Legal Costs

Each party to bear their own legal costs

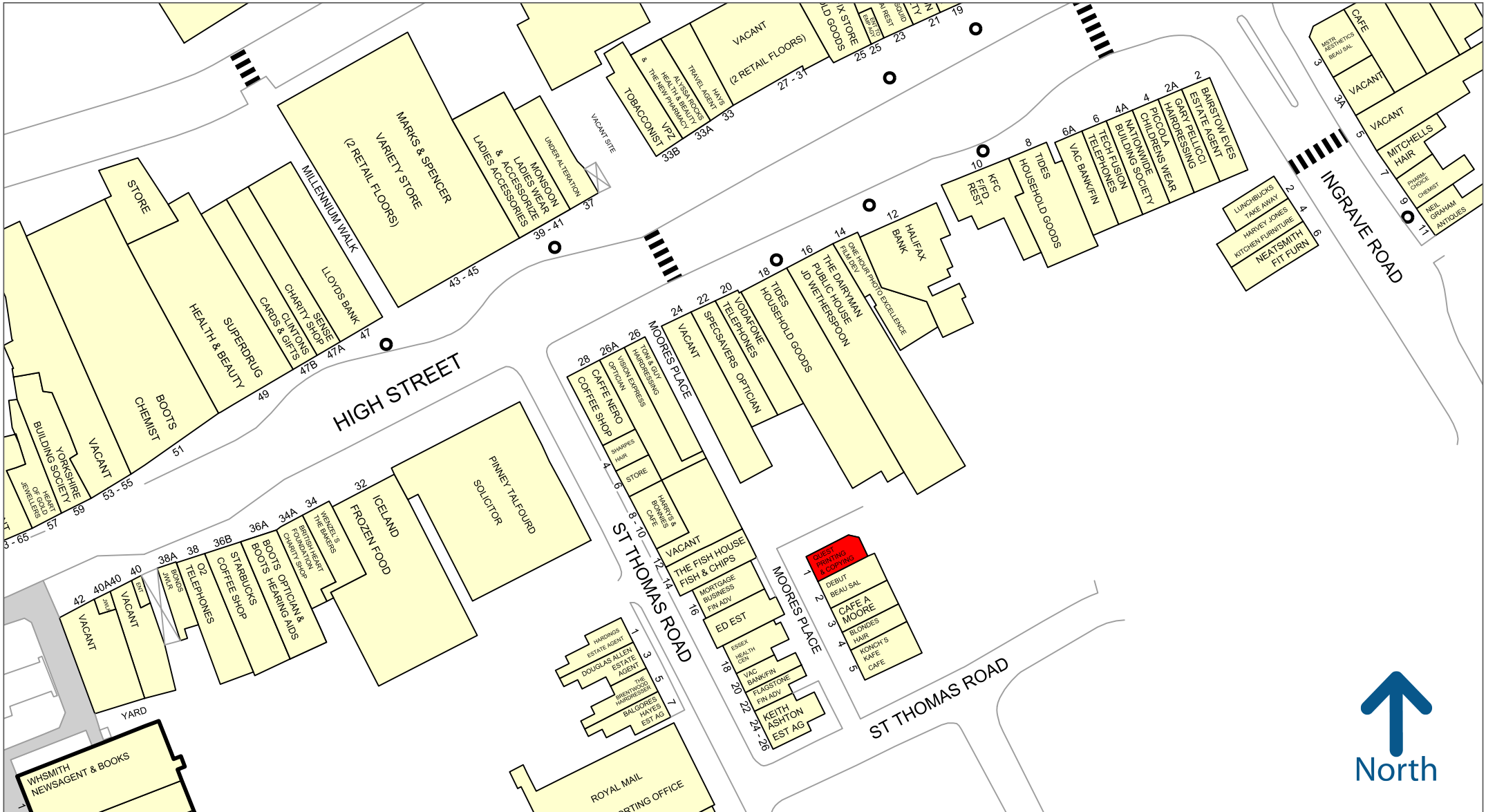
VAT

Value added tax is not applicable to the rent

Viewing & Further Information

Contact sole agents Mass & Co:

Mark Mannering - mark.mannering@massandco.com



50 metres

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