

21 CROWN STREET, BRENTWOOD, ESSEX, CM14 4BA

TO LET - RETAIL UNIT

450 sq.ft (41.81 m²)



Location

Crown Street lies off Brentwood's High Street and consists of a number of boutique style shops and eateries. Brentwood Station is 5 minutes walk and nearby is an abundance of Pay & Display parking. Main occupiers on the nearby High Street include Santander, Slug & Lettuce, Tesco Express, Burger King and Costa Coffee.

Accommodation

A mid-terraced ground floor retail unit which comprises a sales area, stores and staff facilities.

Sales area	390 sq.ft (36.23 m ²)
Stores	60 sq.ft (5.57 m ²)
Total	450 sq.ft (41.81 m ²)

Terms

The property is to be offered on a new lease for a term to be agreed.

Rent

£18,000 per annum exclusive of business rates, utilities, building insurance and VAT. Rent is payable quarterly in advance on the usual quarter days.



Planning

The property falls within Class E

Rates

Rateable Value	£5,700
UBR (2022/2023)	0.499
Rates Payable	£2,844

This property qualifies for Small Business Rates Relief. Prospective tenants are advised to check with Brentwood Borough Council to see if they qualify for zero business rates.

Energy Performance Asset Rating

EPC Awaited

Legal Costs

Each party to bear their own legal costs.

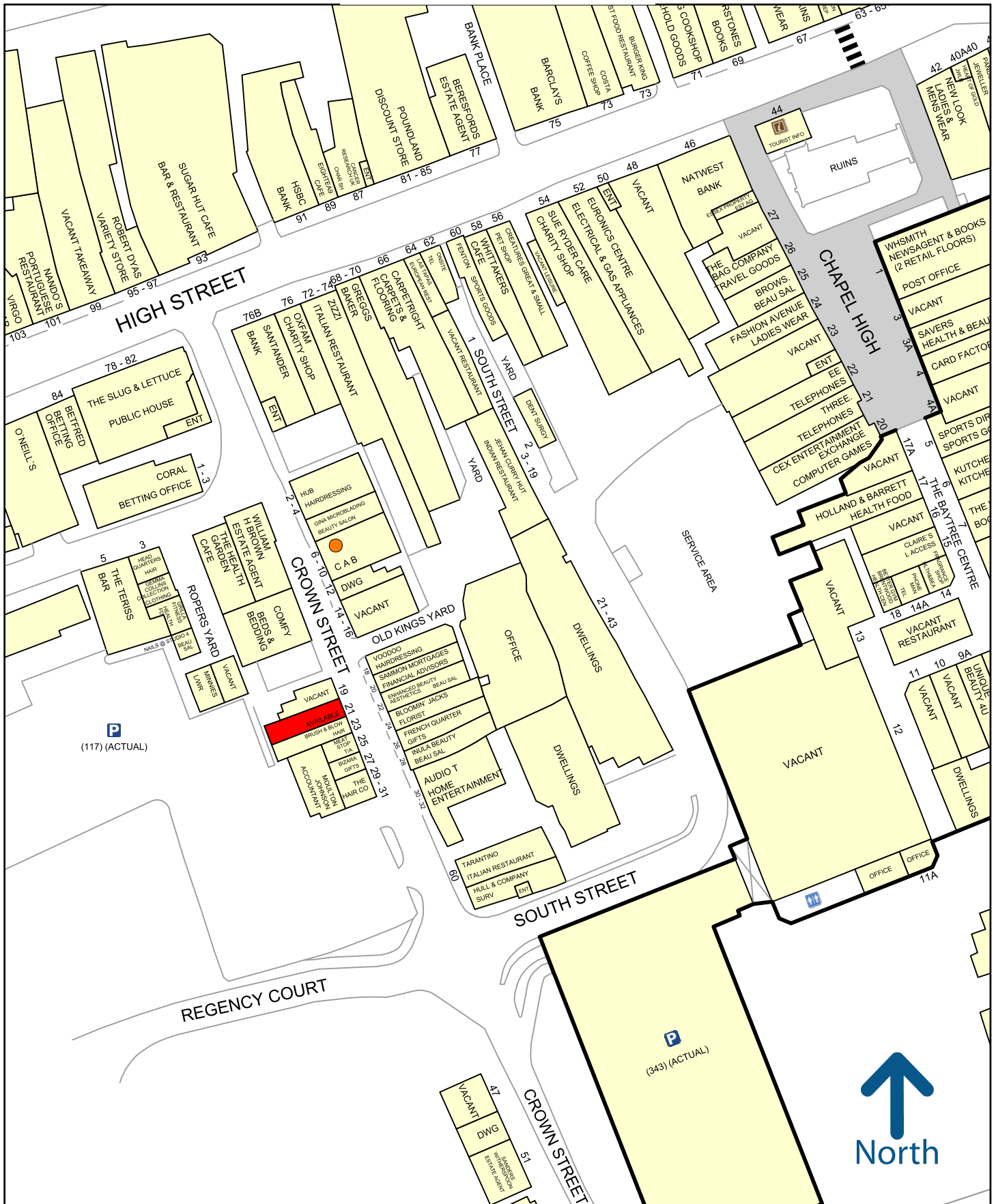
VAT

VAT is not applicable to the rent

Viewing & Further Information

Strictly by prior arrangement with Mass & Co

Mark Mannering - mark.mannering@massandco.com



50 metres

Experian Goad Plan Created: 04/11/2019
Created By: Mass and Co



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