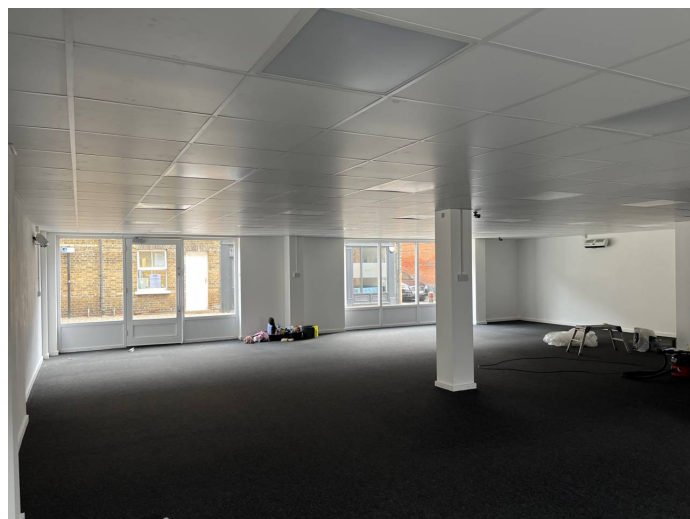


7 CROWN STREET, BRENTWOOD, ESSEX, CM14 4BA

TO LET - TOWN CENTRE COMMERCIAL UNIT

1,513 sq.ft (140.56 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 a ground floor commercial unit which is accessed from Crown Street plus a rear access/exit to Ropers Yard. The space currently consists of a largely open plan retail/showroom area with a single WC.

Ground Floor	1,513 sq.ft (140.56 m ²)
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Terms

The property is to be offered on a new effectively full repairing and insuring lease for a term to be agreed.

Rent

£27,500 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 of the General Use Classes order (amended 2020) and as such can be used for retail, office, medical or fitness uses. Restaurant and take-away uses will not be considered.

Rates

Rateable Value	£28,250
UBR (2022/2023)	£0.499
Rates Payable	£14,097

Energy Performance Asset Rating

B 26-50	39 This is how energy efficient this building is
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Legal Costs

Each party to bear their own legal costs

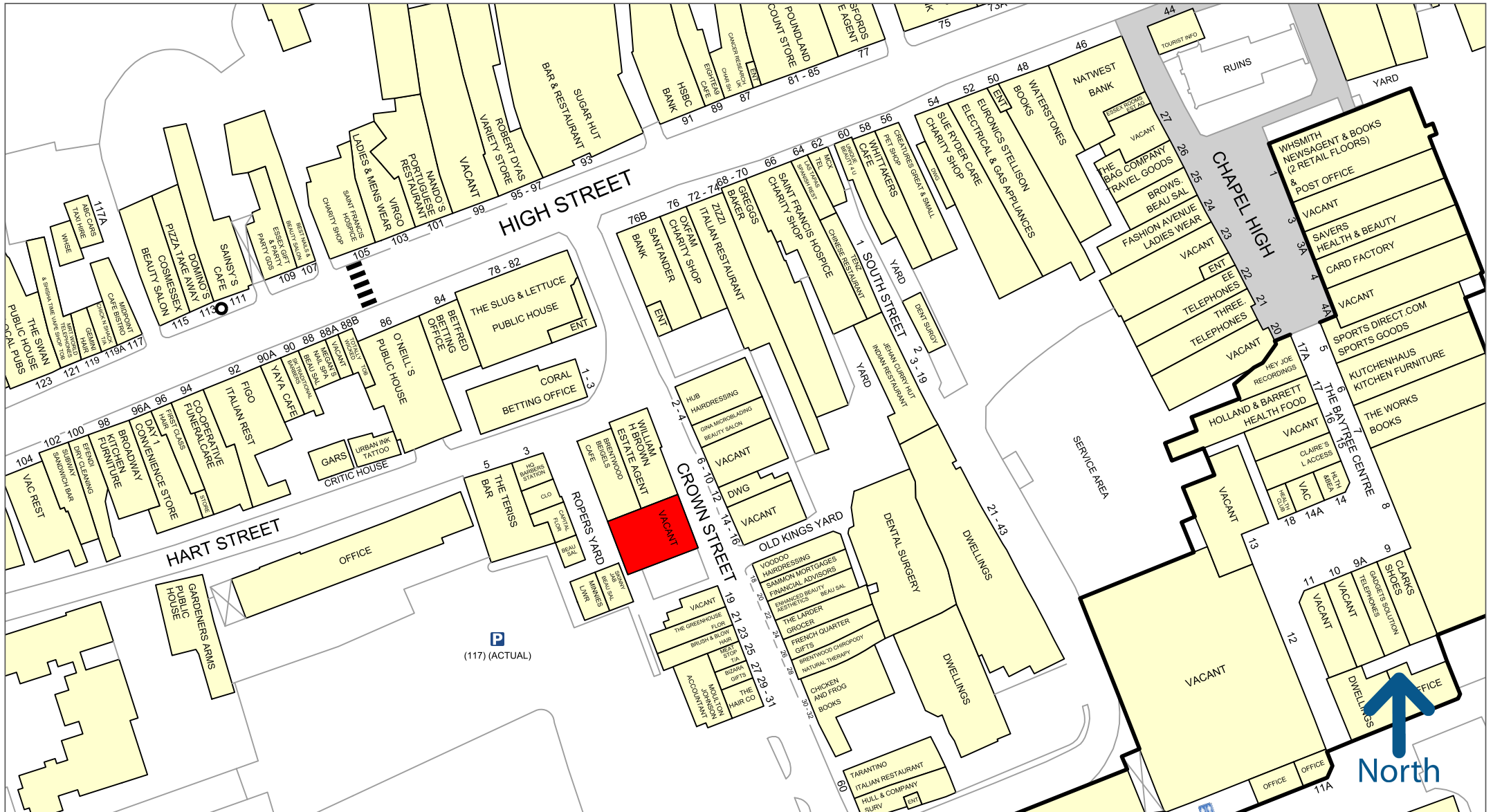
VAT

Value added tax is applicable to the rent and service charge

Viewing & Further Information

Contact sole agents Mass & Co:

Mark Mannering - mark.mannering@massandcco.com



Experian Goad Plan Created: 16/06/2022

Created By: Mass and Co

For more information on our products and services:

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50 metres

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