

# 01277 201300

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

www.massandco.com

# 7 CROWN STREET, BRENTWOOD, ESSEX, CM14 4BA

# TO LET - TOWN CENTRE COMMERCIAL UNIT

1,513 sq.ft (140.56 m<sup>2</sup>)



# 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<sup>2</sup>)

#### 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>B</b> 26-50	<b>4 39</b>	This is how energy efficient this building is	
		•	

## 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

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

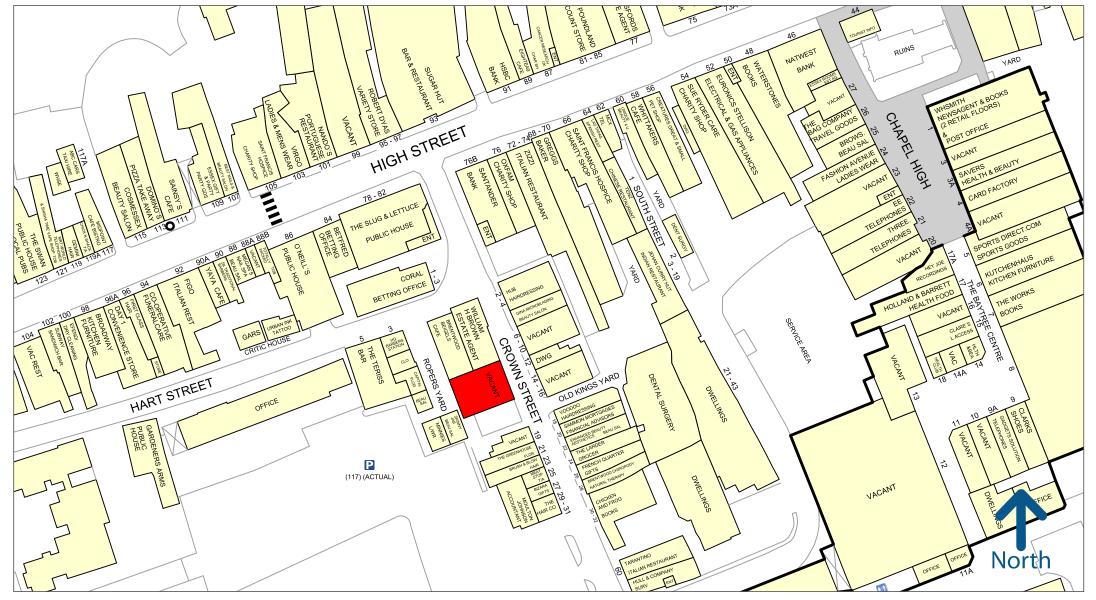
i. the particulars are produced in good faith, are set to us as general guide only and do not constitute any part of the contract.
ii. no person in the employment of Mass & Co Ltd has any authority to make or give representation or warranty whatever in relation to this property.
iii. applicants who make offers which are subsequently accepted by the seller(s)lessee(s) will be subjected to personal and financial checks which satisfy Anti-Money Laundering Regulations. Such checks are

conditional to the transaction.



Map data





50 metres Copyright and confidentiality Experian, 2022. © Crown copyright and database rights 2022. OS 100019885

Experian Goad Plan Created: 16/06/2022 Created By: Mass and Co For more information on our products and services: www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011