

7 CROWN STREET, BRENTWOOD, ESSEX, CM14 4BA

FOR SALE OR 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)
---------------------	---------------------------------------

Terms

The property is to be offered for sale on a 999 year long leasehold or to let 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.

Price

Offers in the region of £375,000 subject to contract

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	£34,500
UBR (2023/2024)	£0.499
Rates Payable	£17,216

Energy Performance Asset Rating

B 26-50	39 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



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

50 metres

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

