

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

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 m²)

Terms

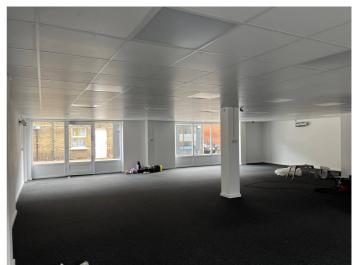
The property is to be offered for sale on a 999 year long leasehold or to let on a new, effectively full repairing and insuring lease. for a term to be agreed.

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

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

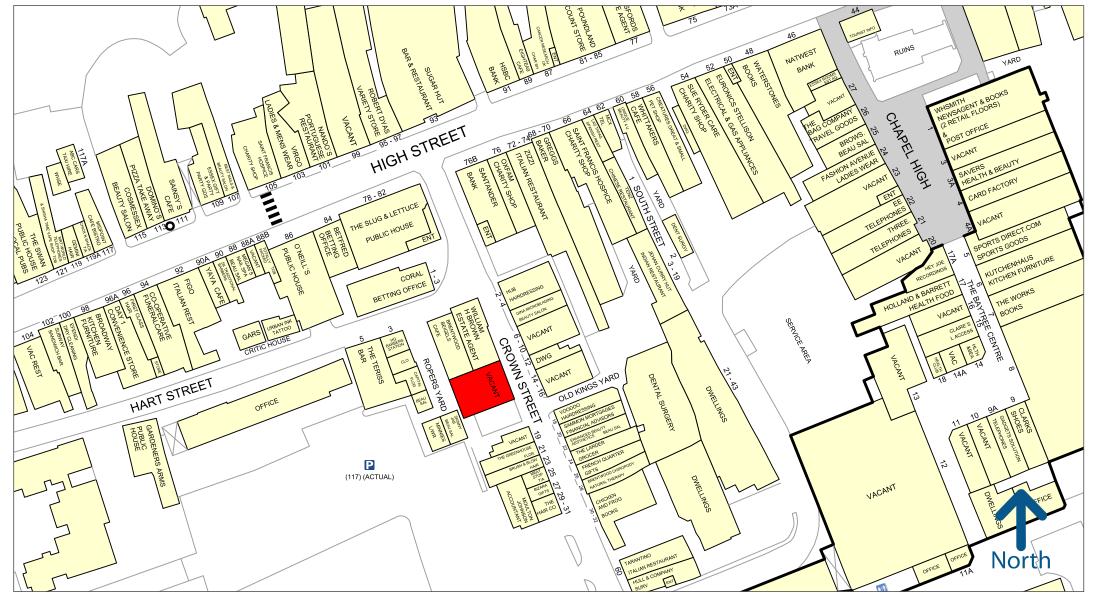
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ii. no person in the employment of Mass & Co Ltd has any authority to make or give representation or warranty whatever in relation to this property.
iii. applicants who make offers which are subsequently accepted by the seller(s)lessee(s) will be subjected to personal and financial checks which satisfy Anti-Money Laundering Regulations. Such checks are

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Map data





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