

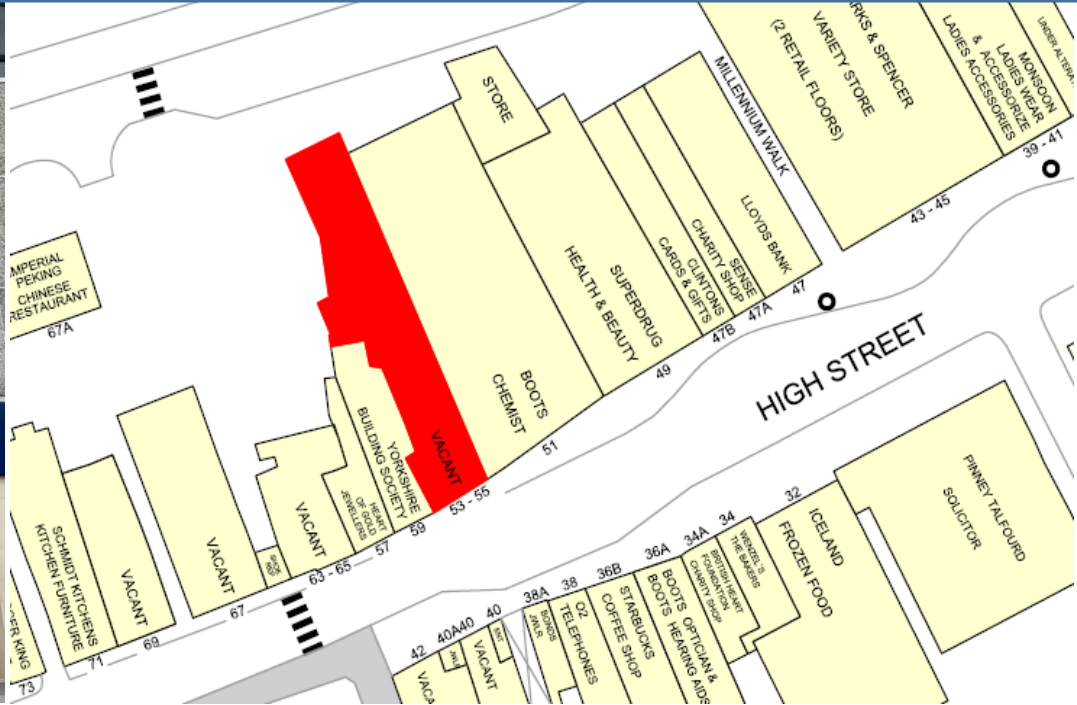


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PROMINENT FOR SALE FREEHOLD – HIGH STREET RETAIL UNIT WITH PLANNING CONSENT FOR MIXED USE DEVELOPMENT



53-55 HIGH STREET, BRENTWOOD, ESSEX CM14 4RH

LOCATION

The property is located on the north side of Brentwood High Street within the prime retail pitch and backs on to William Hunter Way.

Neighbouring retailers include Marks and Spencer, Tesco Express, Pret a Manger, Superdrug and Boots. Immediately to the rear of the property on William Hunter Way there is Sainsbury's supermarket and Brentwood's main pay & display car park.

Brentwood is an affluent commuter town with a population of approx. 80,000. Brentwood Railway Station, which is 10 minutes' walk from the property, provides access to London Liverpool Street Station. The M25 (J28) and A12 are approx. 5 minutes' drive away.

DESCRIPTION

The property comprises a mid-terraced high street retail unit situated mainly over ground floor with offices, stores and staff facilities at first floor level.

Ground Floor	-	4,562 sqft	424 sqm
First Floor	-	722 sqft	67 sqm
Total	-	5,284 sqft	491 sqm

PLANNING

A planning consent (21/01440/FUL) is granted subject to a S106 Agreement, which is for the demolition of an existing rear structure and construction of 3 storey development comprising 13 residential units and ground floor commercial use. The proposed development under this application will provide for two commercial units on the ground floor, one fronting the High Street and the other, smaller unit, fronting William Hunter Way.

The proposed first, second & third floors will provide a mixture of 13, 1 and 2 bed apartment and studios and 1 x 3 bed duplex.

PROPOSED SCHEDULE OF ACCOMODATION

Commercial

Ground Floor (High Street)	2573 sqft	239 sqm
Ground Floor (William Hunter Way)	807 sqft	75 sqm

Residential

First Floor Level	1 x 1 bed studio, 2 x 1 bed Apt. & 2 x 2 bed Apt.
Second Floor Level	1 x 1 bed studio, 2 x 1 bed Apt., 1 x 2 bed Apt. & 1 x 3 bed Duplex
Third Floor Level	1 x 2 bed Apt., 2 x 2 bed Apt. & Duplex as 2 nd Fl.





0 PROPOSED GROUND FLOOR PLAN
1900



1 PROPOSED FIRST FLOOR PLAN
1900

RATEABLE VALUE

The property has a current rateable value of £55,000

ENERGY PERFORMANCE CERTIFICATE RATING

The existing property has an EPC rating of 81 (D)

TERMS

Unconditional offers are invited for the benefit of our client's freehold interest.

Price - £1,750,000

VAT

Value added tax is applicable to the sale price.

LEGAL COSTS

Each party to bear their own legal costs

FURTHER INFORMATION

Contact joint sole selling agents:

Mass & Co - Mark Mannering Tel: 01277 201300

Email: mark.mannering@massandco.com

The Culshaw Partnership - Justin Fowler Tel: 01572 822791

Email: justin@cpship.co.uk

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