

35 HIGH STREET, BRENTWOOD, ESSEX, CM14 4RG

TO LET - NEW HIGH STREET CLASS E PREMISES - NOW READY FOR OCCUPATION

1,405 sq.ft (130.53 m²)



Location

The premises are located on the north side of Brentwood High Street at its western end close to the junction with Ongar Road.

Brentwood is a busy and affluent town with the High Street in near full occupancy. Major retailers in the town include Marks & Spencer, Sainsburys, Tesco, Boots and Superdrug as well as an array of major restaurant, eateries and cafes including Costa, Caffè Nero, Starbucks, Pret a Manger, Pizza Express, Wildwood and Giggling Squid.

Car parking within close proximity is available in William Hunter Way which is immediately to the rear of the property.

Accommodation

A new ground floor double frontage Class E unit. The building is part of a new mixed use development which is nearing completion and the unit is now available now for fit out and occupation. The internal finish will be shell and core. Measured from plans the unit has a gross internal area of:

Ground Floor	1,405 sq.ft (130.53 m ²)
---------------------	---------------------------------------

Terms

A new effectively full repairing and insuring lease for a term of 15 years subject to 5 year rent reviews

Rent

£60,000 The rent will be exclusive of service charge, rates, utilities, building insurance and VAT. Rent is payable quarterly in advance on the usual quarter days. Subject to status, a rent deposit between 3 - 6 months will be required.

Service Charge

A service charge will be applicable.

Planning

The property falls within Use Class E

Rates

Rateable Value	To be assessed
-----------------------	----------------

Energy Performance Asset Rating

EPC Awaited

Legal Costs

Each party to bear their own legal costs.

VAT

Value added tax will be charged on the rent.

Viewing & Further Information

Contact leasing agents Mass & Co:

Mark Mannering - mark.mannering@massandco.com



50 metres

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

Experian Goad Plan Created: 11/07/2023

Created By: Mass and Co

For more information on our products and services:

www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 601 1

