

01277 201300

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

www.massandco.com

10, ROPERS YARD, HART STREET, BRENTWOOD, ESSEX, CM14 4FU

FOR SALE OR LEASE - RENT & PRICE REDUCED - TOWN CENTRE COMMERCIAL/RETAIL/ OFFICE UNIT

877 sq.ft (81.48 m²)



Location

The property occupies a corner position on Ropers Yard and Hart Street which are located immediately off the middle of Brentwood High Street, via Crown 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 in the Chatham Way car park.

Accommodation

The property comprises a corner retail unit previously used as a café. A single WC and store cupboard is included.

Ground Floor Sales	682 sq.ft (63.36 m^2)
Kitchen area	133 sq.ft (12.36 m ²)
Store	28 sq.ft (2.60 m ²)
Total	877 sq.ft (81.48 m ²)

Terms

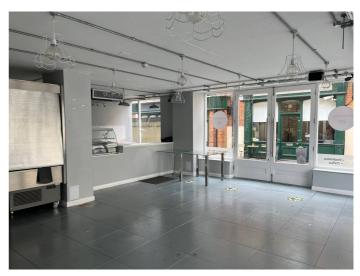
The property is offered for sale on a 999 year long leasehold basis or to let on a new, effectively full repairing and insuring lease on terms to be agreed

Rent

£23,000 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 £325,000 subject to contract



Planning & Use

The property is suitable for use falling under Use Class E. Hot Food take-away uses will not be considered.

Rates

Rateable Value	£27,250
UBR (2023/2024)	£0.499
Rates Payable	£13,723

Prospective occupiers are advised to check their business rates liabilities with Brentwood Borough Council

Energy Performance Asset Rating

C 51-75	<	55	This is how energy efficient this building is
			•

Legal Costs

Each party to bear their own legal costs

VAT

Value added tax will be charged on the sale price and rental.

Viewing & Further Information

Contact sole letting agents Mass & Co:

Mark Mannering - mark.mannering@massandco.com

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- the particulars are produced in good faith, are set out as a 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 rela iii. applicants who make offers which are subsequently accepted by the seller(s)lessee(s) will be subjected to personal and finar r part of the contract. ranty whatever in relation to this property. to porsonal and financial checks which satisfy Anti-Money Laundering Regulations. Such checks are
 - conditional to the transaction.



Map data





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