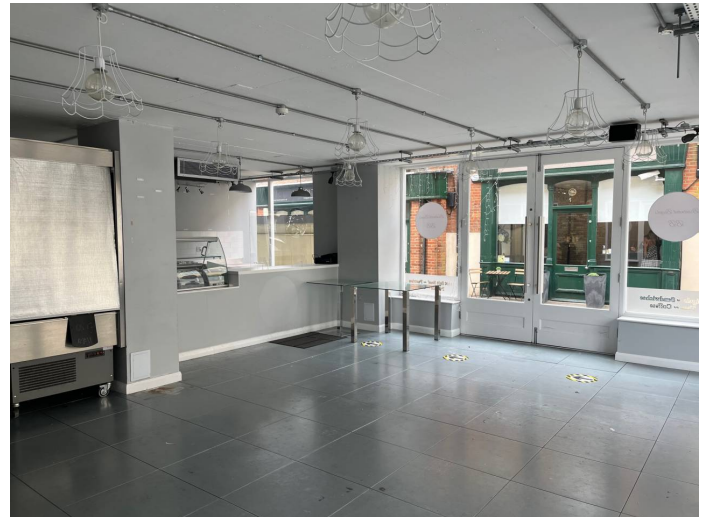


10, ROPERS YARD, HART STREET, BRENTWOOD, ESSEX, CM14 4FU

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
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Legal Costs

Each party to bear their own legal costs

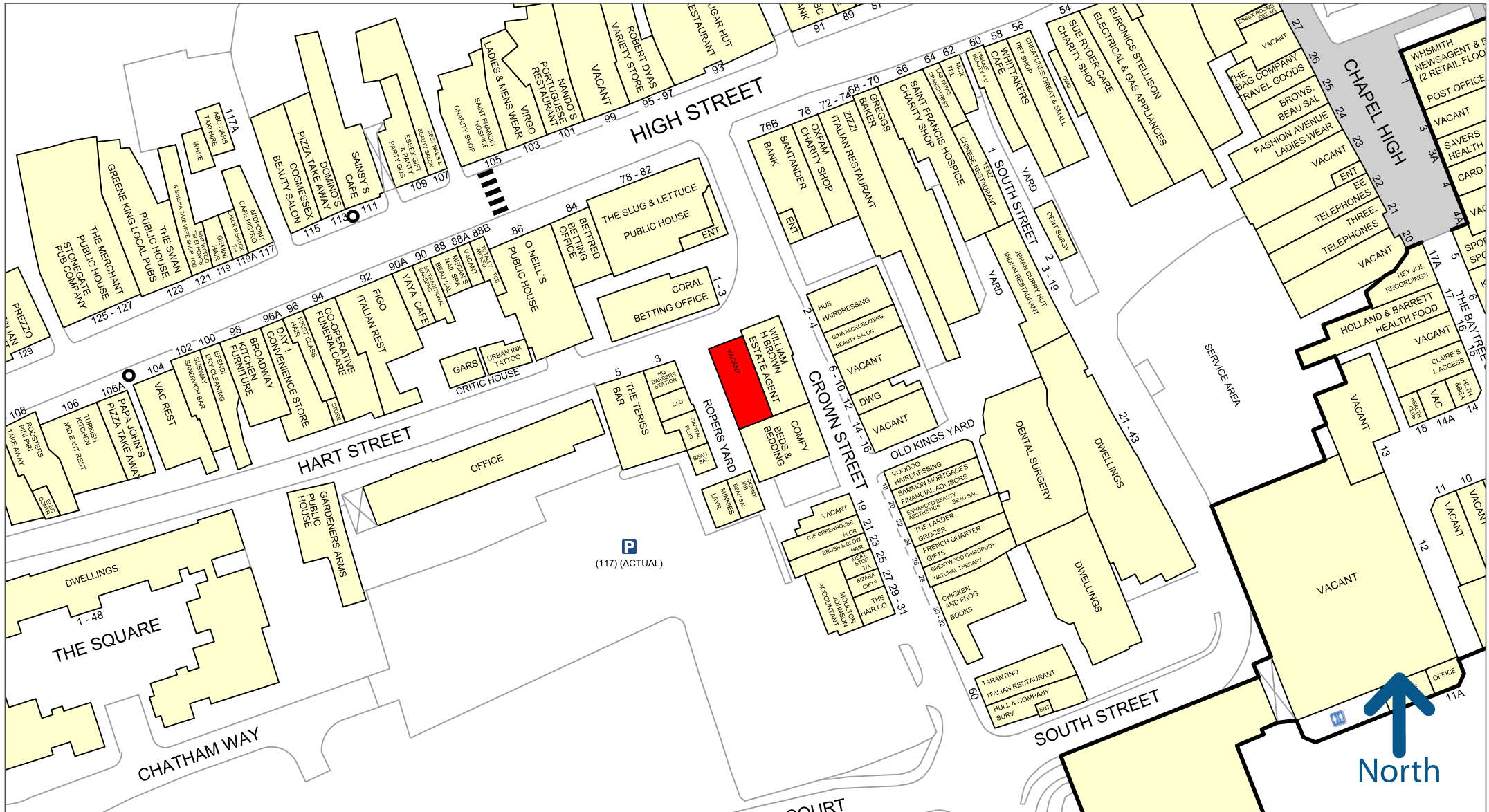
VAT

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



Experian Goad Plan Created: 17/01/2023

Created By: Mass and Co

For more information on our products and services:

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