

01277 201300

Mass & Co

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

www.massandco.com

33 HIGH STREET, BRENTWOOD, ESSEX, CM14 4RG

TO LET - HIGH STREET RETAIL PREMISES

 $1,236 \text{ sq.ft} (114.83 \text{ m}^2)$



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, Caffe Nero, Starbucks, Pret a Manger, Pizza Express, Wildwood and Giggling Squid. Car parking within near proximity is available in William Hunter Way which is immediately to the rear of the property.

Accommodation

A ground floor mid-terraced retail unit

Terms

The property is offered on a new effectively full repairing and insuring lease for a term of 10 years subject to 5 yearly rent reviews.

Rent

£50,000 per annum exclusive of service charge, rates, utilities, building insurance and VAT. Rent is payable quarterly in advance on the usual quarter days.



Service Charge

The property is subject to a service charge. Further details on request.

Planning

The property falls within Class E. Brentwood High Street is a conservation area so prospective tenants should clarify their shop front plans and signage with the local council.

Rates

Rateable Value	£23,750
UBR (2023/2024)	£0.499
Rates Payable	£11,851

Energy Performance Asset Rating

C 51-75



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 leasing agents Mass & Co:

Mark Mannering - mark.mannering@massandco.com

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