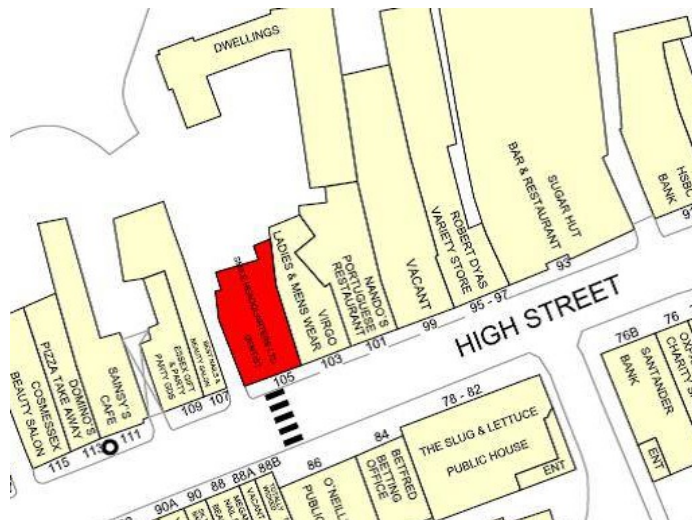


105 HIGH STREET, BRENTWOOD, ESSEX, CM14 4RR

FOR SALE FREEHOLD - MIXED COMMERCIAL INVESTMENT OPPORTUNITY



Location

The property is situated on the north side of Brentwood High Street opposite the Slug & Lettuce P.H. and close to Nando's. To the rear of the property is William Hunter Way where there is plenty of pay & display parking. Brentwood's retail offer is a mix of national retailers as well as many national and independent eateries and coffee shops as well as an array of hair & beauty salons, estate agents and dentists. Brentwood rail station is approximately 10 minutes walk away and the M25 and A12 approximately 5 minutes drive away.

Accommodation

A three storey commercial building, the ground floor of which comprises a retail unit together with basement which has undergone extensive refurbishment following the fit-out by the new tenant. The first and 2nd floors are configured into a range of small serviced offices.

Ground Floor (GIA)	1,488 sq.ft (138.24 m ²)
Basement (GIA)	1,000 sq.ft (92.90 m ²)
First Floor (NIA)	822 sq.ft (76.37 m ²)
2nd Floor (NIA)	927 sq.ft (86.12 m ²)
Total	4,237 sq.ft (393.63 m ²)

Terms

The ground floor is occupied by Smile Headquarters Limited on a new 15 year FRI lease wef 31.10.2022 at a rent of £48,000 per annum exclusive. The lease is subject to 5 year reviews and subject to a tenant break on 31.10.2027. The first floor is let to a range of occupiers on short term licences generating a gross annual income inclusive of running costs of £33,000. The income net of costs is £23,198 pa. The total net income for the building is £71,198 pax

Price

Upon application

Planning

The property currently falls into Class E

Energy Performance Asset Rating

EPC Awaited

Legal Costs

Each party to bear thier own legal costs

VAT

The Property is elected for VAT and therefore VAT will be charged upon the sale price.

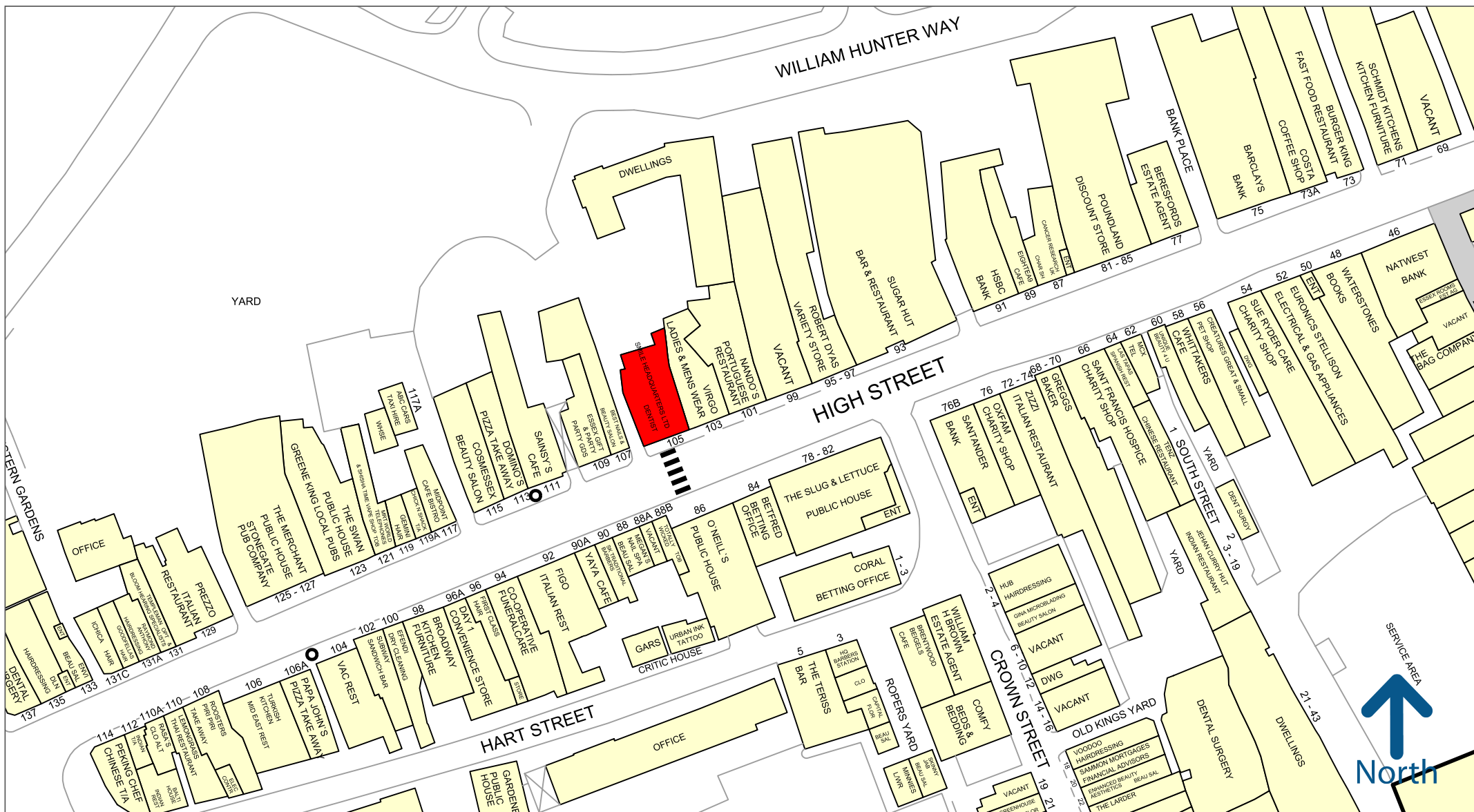
Viewing & Further Information

Contact selling agents Mass & Co:

Mark Mannering - mark.mannering@massandco.com

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Experian Goad Plan Created: 10/07/2023

Created By: Mass and Co

For more information on our products and services:

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50 metres

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