

149B HIGH STREET, BRENTWOOD, ESSEX, CM14 4SA

TO LET (MAY SELL) - HIGH STREET RETAIL/OFFICE/BUSINESS UNIT WITH 5 PARKING SPACES
660 sq.ft (61.32 m²)



Location

The premises are situated to the western end of Brentwood High Street (A1023) close to its junction with Weald Road. Brentwood High Street boasts many of the UK's leading retailers and eateries including Sainsbury's, M&S, WH Smith, Nandos, Costa Coffee and Burger King and major Banks such as Santander and Barclays.

Brentwood railway station is within close proximity (0.4 miles) and can be reached on foot within 10 minutes. The station services Brentwood with direct access to London Liverpool Street and the newly opened Elizabeth Line. Off-street Pay and Display car parking can be found on William Hunter Way and Chatham Way.

Accommodation

A mid terrace ground floor commercial unit including a kitchen, storage and WC. to the rear There are 5 allocated parking spaces to the rear of the property.

Approximate areas and dimensions are as follows:

Ground Floor	660 sq.ft (61.32 m ²)
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Terms

A new effectively full repairing and insuring lease for a term to be agreed. Alternatively, the owner may sell the freehold.

Rent

£21,000 per annum exclusive of service charge, rates, utilities, building insurance and VAT. Rent is payable quarterly in advance on the usual quarter days.

Price

Price upon application

Service Charge

A service charge may be applicable in respect of this property. Further details on request.

Planning & Use

The property falls into Use Class E

Rates

Rateable Value	£12,250
UBR (2023/2024)	0.499
Rates Payable	£6,113

Energy Performance Asset Rating

EPC Awaited

Legal Costs

Each party to bear their own legal fees.

VAT

Value added tax is not applicable to the rent or purchase price.

Viewing & Further Information

Strictly by prior arrangement with Mass & Co

Mark Mannering - mark.mannering@massandco.com



Experian Goad Plan Created: 08/08/2023

Created By: Mass and Co

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