

2A HIGH STREET, BRENTWOOD, ESSEX, CM14 4AB

TO LET - HIGH STREET CLASS E RETAIL PREMISES

920 sq.ft (85.47 m²)



Location

The property is situated on the south side of Brentwood High Street at its northern end close to the 'Wilsons Corner' junction with Ingrave Road (A128).

Surrounding occupiers include Bairdston Eves, Nationwide, Halifax, and nearby major occupiers include JD Weatherspoon's, Wildwood, Pizza Express, and Marks & Spencer.

Brentwood is an affluent commuter town with a population of circa 80,000. The rail station (Elizabeth Line) is approx. 10 minutes walk away and the main bus stops for the High Street are within a few metres of the property. The A12, A127 and M25 (J28) are within 10 minutes' drive.

Accommodation

The property comprises a mid-terraced ground floor retail unit which includes a single WC and kitchen area. The property was formerly occupied as a hair salon.

Ground Floor	920 sq.ft (85.47 m ²)
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Terms

The property is to be offered on new lease terms to be agreed. Subject to status the ingoing tenant will be required to provide a rent deposit of between 3-6 months rent.

Rent

£35,000 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. Details on request

Planning & Use

Class E

Rates

Rateable Value	£31,000
UBR (2023/2024)	£0.499
Rates Payable	£15,469

Energy Performance Asset Rating

C 51-75	66 This is how energy efficient this building is
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Legal Costs

Each party to bear their won legal costs. The proposed tenant will be required to provide an undertaking prior to issue of draft legal documents to pay the landlord's and Mass & Co's abortive costs should the tenant withdraw.

VAT

Value added tax is applicable to the rent.

Viewing & Further Information

Contact Mass & Co:

Mark Mannering - mark.mannering@massandco.com