

25 SHENFIELD ROAD, BRENTWOOD, ESSEX, CM15 8AG

FOR SALE - VACANT GROUND FLOOR CLASS E/OFFICE/SURGERY ACCOMMODATION + SEPARATE 2 BED FLAT
485 sq.ft (45.06 m²)



Location

The property is situated on Shenfield Road close to its junction with Sawyers Hall Lane to the east and a short distance from Brentwood High Street to the west.

Brentwood is an affluent commuter town with a population of circa 80,000. The rail station (Elizabeth Line) with links to the City and West London is approx. 10-15 minutes walk away. Main bus stops in the High Street are within 2-3 minutes walk.

The A12, A127 and M25 (J28) are within 10 minutes' drive.

Accommodation

The property comprises ground floor commercial accommodation which is divided into three main rooms plus a single WC and small kitchen. In addition there is a basement area suitable for storage. The first floor consists of a separate two bedroom flat.

The upper parts, which are separately accessed, comprise a spacious 2 bedroom Flat. There is parking to the rear which could accommodate 2-4 vehicles.

Ground Floor	485 sq.ft (45.06 m ²)
First Floor	Two bedroom Flat with Living Room, Kitchen & Bathroom

Terms

The freehold of the whole building is available with vacant possession.

Price

Offers in the region of £425,000 Subject to Contract

Planning & Use

Ground Floor - Class E.

Rates

Rateable Value	£8,500
UBR (2023/2024)	£0.499
Rates Payable	£4,242
The property qualifies for Small Business Rates Relief. Prospective occupiers should contact Brentwood Borough Council for clarification of their business rates liabilities	
Flat Council Tax	Band B

Energy Performance Asset Rating

D 76-100 ← **94** This is how energy efficient this building is

Legal Costs

Each party to bear their own legal costs. The purchaser will be required to provide an undertaking prior to issue of draft legal documents to pay the vendor's and Mass & Co's abortive costs should they withdraw.

VAT

Value added tax is not applicable

Viewing & Further Information

Contact sole agents Mass & Co:

Graham Green - graham@massandco.com or 01277 201300