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Mass & Co

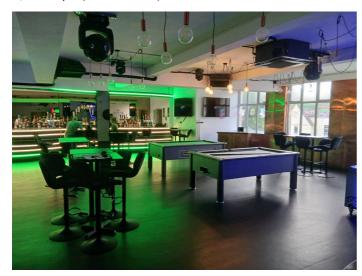
Chartered Surveyors and Property Consultants Rose Hall, Chapel Street, Billericay. CM12 9LS

www.massandco.com

40 High Street, Brentwood, CM14 4AJ

TO LET FIRST FLOOR UNIT

2,475 sq.ft (229.93 m²)



Service Charge

NΔ

Planning & Use

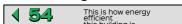
Class E - Nightclub/Bar Alcohol licence premises. Interested applicants must, however, make their own enquiries regarding their proposed use of the premises

Rates

Rateable Value	28,500
UBR (2023/2024)	
Rates Payable	0.499

Energy Performance Asset Rating

C 51-75



Location

The unit occupies a prime trading position on the south side of Brentwood High Street above to Pret a Manger and Pandora

Brentwood High Street hosts a range of national and independent retailers, cafes and eateries including Marks & Spencer, Superdrug, Waterstones, Boots & Boots Opticians, Gail's, WH Smith, Starbucks

Brentwood Station (Elizabeth Line) is within 10 minutes walk and there is ample pay & display parking in various car parks around the town.

Accommodation

The premises comprises of a spacious and modern first floor commercial space with its own access via a stairwell from Brentwood High Street. The unit spans c2500sqft. and currently trading as a Night Club / Bar and Games and leisure venue with full alcohol and late night trading licence. The unit consists of a main open-plan entertainment area, various other rooms, outside rear balcony, fitted kitchen and male and female toilet facilities.

Terms

The property is to be offered on a new, effectively full repairing and insuring lease, for a term to be agreed.

Rent

£37,000 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days

Legal Costs

Each party to bear their own legal costs

VAT

Value added tax is applicable to the rent

Viewing & Further Information

Strictly by prior arrangement with Mass & Co

Graham Green - graham@massandco.com or 01277 201300

& Co for themselves and also as Agents for the seller(s)lessee(s) of this property give notice that:
i. the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract

- ii. no person in the employment of Mass & Co has any authority to make or give representation or warranty whatever in relation to this property.
 iii. applicants who make offers which are subsequently accepted by the seller(s)lessee(s) will be subjected to personal and financial checks which satisfy Anti-Money Laundering Regulations. Such checks are conditional to the transaction.