

## 40 HIGH STREET, BRENTWOOD, ESSEX, CM14 4AJ

### TO LET FIRST FLOOR UNIT

2,475 sq.ft ( 229.93 m<sup>2</sup> )



### 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 and Costa Coffee.

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 outgoing, payable quarterly in advance on the usual quarter days

### Service Charge

NA

### 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

B 26-50	40	This is how energy efficient this building is
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### 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](mailto:graham@massandco.com) or 01277 201300