

64 HIGH STREET, BRENTWOOD, ESSEX, CM14 4AN

TO LET - CLASS E RETAIL/RESTAURANT UNIT

925 sq.ft (85.94 m²)



Location

The property is situated on the south side of Brentwood High Street occupying a central location towards its western end. Nearby within the High Street is a range of national and independent retailers, coffee shops and eateries including Marks & Spencer, Boots, Tesco Express, Gail's, Nandos, Holland & Barrett and Costa Coffee.

Brentwood Station is within 10 minutes' walk, providing regular Elizabeth Line train services to London's Liverpool Street (approx. 40 mins) and central/west London.

The M25 (J28) and A12 roads are within 10 minutes' drive from the property.

Accommodation

The Property is configured as a two story fully licensed restaurant with a fully fitted kitchen on the first floor. A bar area is located at the rear of building on the ground floor together with customer toilets, along with side door providing fire exit and access to bin stores. The building itself stretches back from Brentwood High Street.

Terms

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

Rent

£25,000 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days

Planning & Use

Class E / Restaurant Hot Food and Alcohol licence

Rates

Rateable Value	TBC
UBR (2023/2024)	
Rates Payable	TBC

Energy Performance Asset Rating

EPC Awaited

Legal Costs

Each party to pay their own legal costs.

VAT

The building is not elected for VAT and therefore VAT will not be added to rent.

Viewing & Further Information

Strictly by prior arrangement with Mass & Co