

42 HIGH STREET, BRENTWOOD, ESSEX, CM14 4AJ

TO LET - PRIME HIGH STREET RETAIL UNIT - SUITABLE FOR A VARIETY OF USES
1,944 sq.ft (180.60 m²)



Location

The property occupies a prime corner position in the middle Brentwood High Street. Neighbouring occupiers include WH Smith, Nat West Bank, Boots, Marks & Spencers, FatFace and Dorothy Perkins.

Brentwood is an affluent commuter town with a population of approx. 80,000. Brentwood station, which is 10 minutes walk away from the property, provides access to London's Liverpool Street and the M25 (j28) and A12 are approx. 5 mins driveaway.

Accommodation

The premises comprise a ground floor retail unit with rear stores and staff facilities. Loading is via an access off the high street adjacent to number 40 (Pandora). The floor area is measured as follows:

Ground Floor Sales	1,521 sq.ft (141.31 m ²)
Ground Floor Ancillary & stores	423 sq.ft (39.30 m ²)
Total	1,944 sq.ft (180.60 m ²)

Terms

The property is to be offered on a new effectively full repairing and insuring lease for a term to be agreed subject to periodic rent reviews and vacant possession.

Rent - Upon application.

Service Charge

A service charge may be applicable in respect of this property. Further details on request.

Rates

Rateable Value	£57,500
UBR (2020/2021)	£0.499
Rates Payable	£28,692

Energy Performance Asset Rating

C 51-75 ← **63** This is how energy efficient this building is.

Legal Costs

Each party to bear their own legal costs.

VAT

Value added tax is applicable

Viewing & Further Information

Contact sole letting agents, Mass & Co:

Mark Mannering - mark.mannering@massandco.com

