

**33 HIGH STREET, BRENTWOOD, ESSEX, CM14 4RG**

**TO LET - HIGH STREET RETAIL PREMISES**

1,236 sq.ft ( 114.83 m<sup>2</sup> )



**Location**

The premises are located on the north side of Brentwood High Street at its western end close to the junction with Ongar Road. Brentwood is a busy and affluent town with the High Street in near full occupancy. Major retailers in the town include Marks & Spencer, Sainsburys, Tesco, Boots and Superdrug as well as an array of major restaurant, eateries and cafes including Costa, Caffe Nero, Starbucks, Pret a Manger, Pizza Express, Wildwood and Giggling Squid. Car parking within near proximity is available in William Hunter Way which is immediately to the rear of the property.

**Accommodation**

A ground floor mid-terraced retail unit

<b>Ground Floor (NIA)</b>	1,236 sq.ft ( 114.83 m <sup>2</sup> )
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**Terms**

The property is offered on a new effectively full repairing and insuring lease for a term of 10 years subject to 5 yearly rent reviews.

**Rent**

£50,000 per annum exclusive of service charge, rates, utilities, building insurance and VAT. Rent is payable quarterly in advance on the usual quarter days.

**Service Charge**

The property is subject to a service charge. Further details on request.

**Planning**

The property falls within Class E. Brentwood High Street is a conservation area so prospective tenants should clarify their shop front plans and signage with the local council.

**Rates**

<b>Rateable Value</b>	£23,750
<b>UBR (2023/2024)</b>	£0.499
<b>Rates Payable</b>	£11,851

**Energy Performance Asset Rating**

**C 51-75** ← **67** This is how energy efficient this building is.

**Legal Costs**

Each party to bear their own legal costs.

**VAT**

Value added tax is applicable to the rent and service charge.

**Viewing & Further Information**

Contact leasing agents Mass & Co:

Mark Mannering - mark.mannering@massandco.com