

37 HIGH STREET, BRENTWOOD, ESSEX, CM14 4RH

TO LET - HIGH STREET CLASS E PREMISES - NOW READY FOR OCCUPATION
1,323 sq.ft (122.91 m²)



**PHOTO
AWAITED**



massandco.com
01277 201300

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 new ground floor mid-terraced Class E retail unit. The building part of a new mixed use development which nearing completion and the unit is available now for fit out and occupation. The internal finish is to shell and core. Measured from plans the unit has a gross internal area of:

Ground Floor	1,323 sq.ft (122.91 m ²)
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Terms

A new effectively full repairing and insuring lease for a term of 15 years subject to 5 year rent reviews.

Rent

£50,000 The rent will be 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

A service charge is applicable

Planning

The property falls within Class E

Rates

Rateable Value	To be assessed.
UBR (2023/2024)	£0.499
Rates Payable	To be advised

Energy Performance Asset Rating

EPC Awaited

Legal Costs

Each party to bear thier own legal costs

VAT

Value added tax will be applicable to the rent

Viewing & Further Information

Contact leasing agents Mass & Co:

Mark Mannering - mark.mannering@massandco.com



50 metres

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