

## 4 HIGH STREET, BRENTWOOD, ESSEX, CM14 4AB

### TO LET - HIGH STREET CLASS E PREMISES

900 sq.ft ( 83.61 m<sup>2</sup> )



#### Location

The property is situated on the south side of Brentwood High Street at its northern end close to the 'Wilsons Corner' junction with Ingrave Road (A128). Surrounding occupiers include Nationwide, Halifax, and Bairstow Eves. Nearby major occupiers include JD Weatherspoon's, Wildwood, Pizza Express, Monsoon and Marks & Spencer.

Brentwood is an affluent town with a population of circa 80,000. The rail station is approx. 10 minutes walk away and the main bus stop for the High Street is within a few metres of the property

#### Accommodation

The property comprises a ground floor retail unit measuring approx. 900 sqft

#### Terms

The property is offered on new lease terms to be agreed

#### Rent

£32,000 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

A service charge is applicable. Further details on request

#### Planning

The property falls within Class E. However no restaurant or take-away uses will be considered.

#### Rates

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

#### Energy Performance Asset Rating

<b>C 51-75</b>	<b>73</b> 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

Contact Mass & Co:

Mark Mannering - [mark.mannering@massandco.com](mailto:mark.mannering@massandco.com)



50 metres

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