

01277 201300

Mass & Co

Chartered Surveyors and Property Consultants 25 High Street, Brentwood, Essex. CM14 4RG

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4 HIGH STREET, BRENTWOOD, ESSEX, CM14 4AB

TO LET - HIGH STREET CLASS E PREMISES

900 sq.ft (83.61 m²)



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

£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

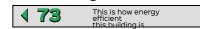
The property falls within Class E. However no restaurant or takeaway uses will be considered.

Rates

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

Energy Performance Asset Rating

C 51-75



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

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Map data

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