

## 3 HIGH STREET, BRENTWOOD, ESSEX, CM14 4RG

### FOR SALE FREEHOLD - MIXED USE INVESTMENT OPPORTUNITY



#### Location

The property is situated on the north side and top end of Brentwood High Street close to its junction with Ongar and Ingrave Road. The flats are accessed off Ongar Place which is a short side road to the rear of the High Street. The property is close to Sainsburys and neighbouring commercial occupiers include Pizza Express and Wildwood restaurants as well as a range of estate agents, hair and beauty salons and general retailers.

#### Accommodation

The property comprises a ground floor commercial unit and 2 x 1 bedroom flats situated over first & second floors. There is area parking for 1-2 cars situated to the rear which are within the lease of the commercial space.

|                       |                                    |
|-----------------------|------------------------------------|
| <b>3 High Street</b>  | 919 sq.ft ( 85.38 m <sup>2</sup> ) |
| <b>2 Ongar Place</b>  | 1st Floor Flat                     |
| <b>2a Ongar Place</b> | 2nd Floor Flat                     |

#### Terms

The property is offered freehold as a whole with the benefit of a commercial lease on the ground floor and two AST's on the upper floor flats.

The ground floor is let on a 10 year lease from April 2022 to Tom Howley Limited at a current passing rent of £28,000 per annum exclusive subject to review in April 2027. The Tenant has a right to break in March 2027.

The two AST's each produce an income of £795 per month providing a total annual income of £47,080.

Copies of the tenancy agreements are available on request.

#### Price

£850,000 Subject to Contract

#### Rates

|  |                    |
|--|--------------------|
| <b>Rateable Value - 3 High Street</b>  | £21,250            |
| <b>Rateable Value - 2 Ongar Place</b>  | Council Tax Band B |
| <b>Rateable Value - 2a Ongar Place</b> | Council Tax Band B |

#### Energy Performance Asset Rating

**D 76-100**

**80**

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 sale price.

#### Viewing & Further Information

Contact Mass & Co:

Graham Green - [graham@massandco.com](mailto:graham@massandco.com) or 01277 201300

Viewings strictly by prior appointment.



50 metres

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