

**FOR SALE – COMMERCIAL INVESTMENT OPPORTUNITY TOTALLING 3,650 SQFT
PART VACANT & PART INCOME PRODUCING**



5 - 7 CROWN STREET & 10 ROPERS YARD, BRENTWOOD, ESSEX, CM14 4BA

LOCATION

Crown Street/Ropers Yard are situated off the south side of Brentwood High Street a form a cluster of boutique retailers, offices, salons and eateries.

Brentwood is an affluent commuter town with a population of approx. 80,000. Brentwood Railway Station is 10 minutes' walk from the property, and provides access to London's Liverpool Street station and the Elizabeth Line. The M25 (J28) and A12 are approx. 5 minutes' drive away.

DESCRIPTION

The premises form three adjoining ground floor commercial units built as part of a mixed use development in 2016. The approximate areas are as follows:

5 Crown Street	1,260 sqft	(117 m2)
7 Crown Street	1,513 sqft	(141 m2)
10 Ropers Yard	877 sqft	(81 m2)
<i>Total</i>	<i>3,650 sqft</i>	<i>(339 m2)</i>

TENURE

The three properties are held by way of a 999 year lease with effect from 1st January 2016 under Title no. EX944119.

5 Crown Street is let by way of an underlease dated 12 April 2016 for a term of 10 years to Sequence UK Limited t/a William H Brown Estate Agents. The passing rent under the lease is £37,500 per annum exclusive. A copy of the lease is available on request.

7 Crown Street and 10 Ropers Yard are both currently vacant.

TERMS

The property is to be offered as a whole. Price upon application.

Part sales will be considered. Separate details available upon request.

VAT

Value Added Tax is applicable to the sale price.

EPCs

5 Crown Street -	B 50
7 Crown Street -	B 39
10 Ropers Yard -	C 55

LEGAL COSTS

Each party to bear their own legal costs

FURTHER INFORMATION

Contact sole selling agents:

Mass & Co - Mark Mannering Tel: 01277 201300

Email: mark.mannering@massandco.com



Experian Goad Plan Created: 25/04/2023

Created By: Mass and Co

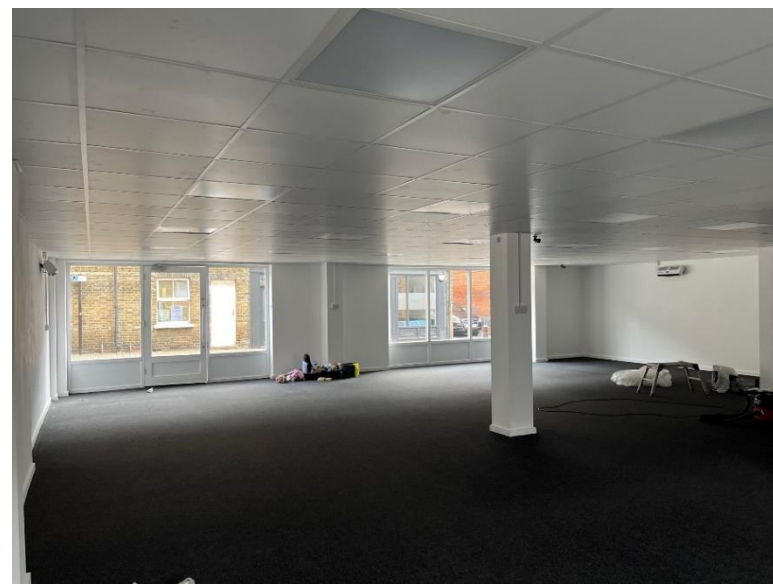
For more information on our products and services:

www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

50 metres

Copyright and confidentiality Experian, 2022. © Crown copyright and database rights 2022. OS 100019885





Mass & Co give notice that these particulars are set out as a general outline only for the guidance of intending purchasers or tenants, correct to the best of our knowledge and do not constitute any offer or form of contract. Any figures quoted may be subject to VAT in addition. No warranty is implied in relation to electrical, mechanical or other equipment.