

ST THOMAS GATE, ST THOMAS ROAD, BRENTWOOD, ESSEX, CM14 4DB

TO LET - TOWN CENTRE CLASS E PREMISES

943 sq.ft (87.61 m²)



Location

The property is situated at the end of St Thomas Road next to the entrance to The Church of St Thomas of Canterbury and adjacent to the Post Office sorting office. St Thomas Road lies off Brentwood High Street.

Brentwood is an affluent commuter town with a busy High Street which includes many national and local retailers, bars & eateries.

Brentwood rail station is with 10 minutes walk and the A12 and M25 within 10 minutes' drive.

Accommodation

The property is arranged over ground and first floors with a small forecourt, a commercial building formerly trading as an estate agency. The ground floor is currently configured to provide a sales area and rear staff area with single WC and the first floor providing 3 separate office rooms and male & female WC's. There is a rear car park which can accommodate 3 vehicles.

| | |
|---------------------|------------------------------------|
| Ground Floor | 406 sq.ft (37.72 m ²) |
| First Floor | 537 sq.ft (49.89 m ²) |
| Total | 943 sq.ft (87.61 m ²) |

Terms

The property is to be offered on new lease terms to be agreed.

Rent

£25,000 per annum exclusive of business, rates, utilities, building insurance and VAT. Rent is payable quarterly in advance on the usual quarter days.

Planning & Use

The property falls into Use Class E

Rates

| | |
|------------------------|---------|
| Rateable Value | £21,000 |
| UBR (2023/2024) | £0.499 |
| Rates Payable | £10,479 |

Interested parties are advised to contact Brentwood Borough Council for clarification of their business rates liabilities

Energy Performance Asset Rating

D 76-100 **79** This is how energy efficient this building is.

Legal Costs

Each party to bear their own legal costs.

VAT

Value added tax is not applicable to the rent.

Viewing & Further Information

Contact sole letting agents, Mass & Co:

Mark Mannering - mark.mannering@massandco.com



50 metres

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Created By: Mass and Co

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