

01277 201300

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

www.massandco.com

98 HIGH STREET, BRENTWOOD, ESSEX, CM14 4AP

TO LET - HIGH STREET OFFICE/CLASS E ACCOMMODATION

1,140 sq.ft - 2,416 sq.ft (105.91 m² - 224.45 m²)



Location

The property is situated on the south side of Brentwood High Street towards its western end. Within the High Street and within proximity to the property are a range of national and independent retailers, coffee shops and eateries including Marks & Spencer, Tesco Express, Boots, Poundland, Nandos, Burger King and Costa Coffee.

Brentwood Station is within 1/2km of the property and under 10 minutes' walk away providing regular train services to London's Liverpool Street (approx. 30 mins) and is is part of the Elizabeth Line.

The M25 and A12 roads are within 10 minutes drive from the property.

Accommodation

The accommodation forms the first and second floors of a three storey building where the ground floor operates as a kitchen showroom. Each floor provides part open plan and part partitioned offices with male & female WC's. The floors are to be offered separately or combined. The property is accessed from the High Street or from a rear entrance and there is also parking for up to 4 vehicles to the rear of the property.

First Floor (98a High Street)	1,140 sq.ft (105.91 m ²)
Second Floor (98b High Street)	1,276 sq.ft (118.54 m ²)
Total	2,416 sq.ft (224.45 m ²)

Terms

The accommodation is to be offered on new, effectively full repairing and insuring lease(s) on new terms to be agreed.

Rent - Upon application. Rent(s) quoted is of service charge, rates, utilities, building insurance and VAT. Rent is payable quarterly in advance on the usual quarter days



Service Charge

A small service charge relating to the maintenance and upkeep of the common areas may be applicable if the property is let on a floor by floor basis.

Planning & Use

The property falls into Use Class E

Rates

Rateable Value - 98a	£18,000
Rates Payable	£8,982
Rateable Value - 98b	£16,000
Rates Payable	£7,984

Energy Performance Asset Rating

EPC Awaited

Legal Costs

Each party to bear their own legal costs

VAT

Value added tax is not applicable to the rent.

Viewing & Further Information

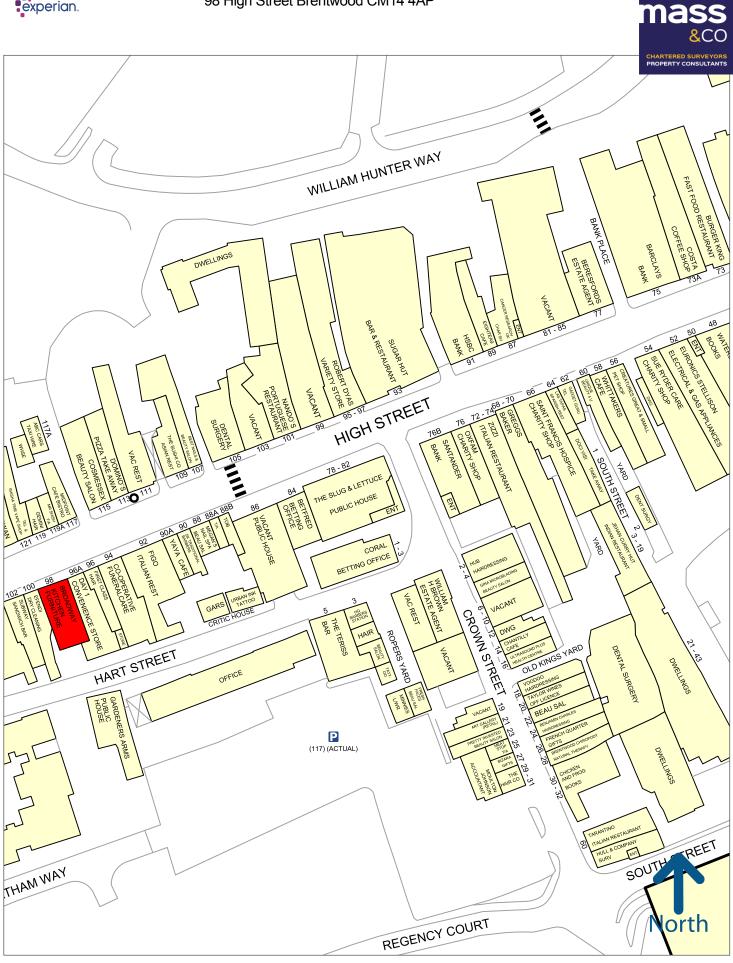
Contact Mass & Co:

Graham Green - graham@massandco.com or 01277 201300

& Co Ltd for themselves and also as Agents for the seller(s)/lessee(s) of this prop

- i. the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract.
 ii. no person in the employment of Mass & Co Ltd has any authority to make or give representation or warranty whatever in relation to this property.
 iii. applicants who make offers which are subsequently accepted by the seller(s)lessee(s) will be subjected to personal and financial checks which satisfy Anti-Money Laundering Regulations. Such checks are
 - conditional to the transaction.





50 metres Copyright and confidentiality Experian, 2023. © Crown copyright and database rights 2023. OS 100019885

Map data

Experian Goad Plan Created: 12/09/2024 Created By: Mass and Co

For more information on our products and services: www.experian.co.uk/business-products/goad | salesG@uk.experian.com