

143 KINGS ROAD, BRENTWOOD, ESSEX, CM14 4EG

TO LET - CLASS E PREMISES - CLOSE TO RAIL STATION

659 sq.ft (61.22 m²)



Location

The property is situated at the southern end of Kings Road on its western side on the corner of Fairfield Road, a short distance from Brentwood Station. It forms the end of a small parade of retail units, eateries and bars, as well as a Premier Inn Hotel. Brentwood High Street is within 10 minutes' walk.

Accommodation

An end of terrace commercial/retail unit which includes stores, wc and 1 allocated parking space. The property features an external display area and has the following net internal area measurements:

Ground Floor Sales	315 sq.ft (29.26 m ²)
Stores	178 sq.ft (16.54 m ²)
External display	166 sq.ft (15.42 m ²)
Total	659 sq.ft (61.22 m ²)

Terms

The property is to be offered on new lease terms to be agreed. Subject to status a rent deposit of 3-6 months rent will be required.

Rent

£20,000 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

An service charge of £600 is to be paid quarterly. The annual building insurance premium is approx. £600.

Planning & Use

The property falls into Use Class E

Rates

Rateable Value	£9,200
UBR (2023/2024)	£0.499
Rates Payable	£4,950

The property qualifies for Small Business Rates Relief. Prospective tenants are advised to check thier business rates liabilities with Brentwood Borough Council

Energy Performance Asset Rating

D 76-100 ← **87** This is how energy efficient this building is

Legal Costs

Each party to bear their own legal costs

VAT

All rents and prices stated are subject to Value Added Tax.

Viewing & Further Information

Contact letting agents Mass & Co:

Mark Mannering - mark.mannering@massandco.com