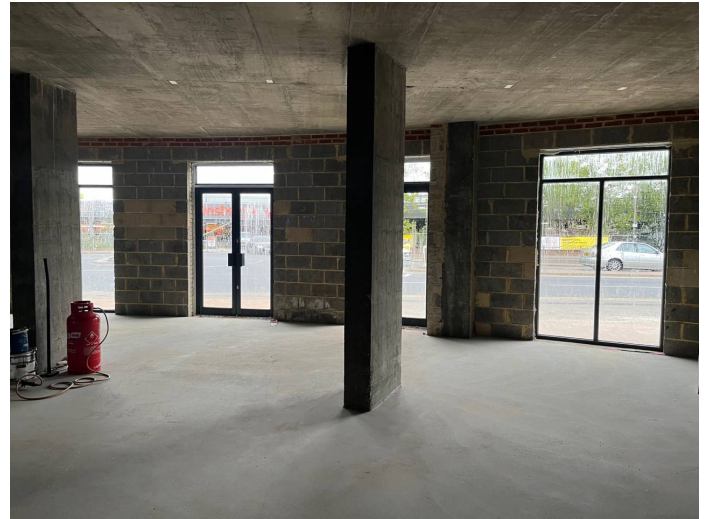


**GROUND FLOOR, 38, WILLIAM HUNTER WAY, BRENTWOOD, ESSEX, CM14 4WT**

**TO LET - TOWN CENTRE CLASS E UNIT**

558 sq.ft ( 51.84 m<sup>2</sup> )



**Location**

The property is located off William Hunter Way, to the rear of Brentwood High Street and opposite Sainsbury's Food Store.

Brentwood is a busy and affluent town with the High Street in near full occupancy. Major retailers in the town also include Marks & Spencer, Tesco, Boots and Superdrug as well as an array of major restaurant, eateries and cafes including Costa, Caffe Nero, Starbucks, Pret a Manger, Pizza Express, Wildwood and Giggling Squid. Car parking within near proximity is available in William Hunter Way

**Accommodation**

The property forms part of the ground floor of Royal Oak House, a new multi storey residential building.

The unit is built to shell specification to include main services connections with the ingoing tenant responsible for fitting out to their own specification to include WC, subject to landlord's approval. The property has a gross internal area of:

<b>Ground Floor</b>	558 sq.ft ( 51.84 m <sup>2</sup> )
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**Terms**

The property is offered on a new 10 year lease subject to a 5th year rent review. A rent deposit of 6 months rent will be required.

**Rent**

£25,000 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**

A service charge may be applicable in respect of this property. Further details on request.

**Planning & Use**

The property falls into Class E.

**Rates**

<b>Rateable Value</b>	To be assessed.
<b>UBR (2023/2024)</b>	£0.499
<b>Rates Payable</b>	To be advised

**Energy Performance Asset Rating**

EPC Awaited

**Legal Costs**

Each party to bear their own legal costs

**VAT**

Value added tax is applicable to the rent , service charge and rent deposit

**Viewing & Further Information**

Contact Mass & Co:

Graham Green - graham@massandco.com or 01277 201300