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Mass & Co

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

www.massandco.com

# 15 HIGH STREET, BRENTWOOD, ESSEX, CM14 4RG

### TO LET - HIGH STREET CLASS E PREMISES WITH INCOME PRODUCING LIVING **ACCOMMODATION**

985 sa.ft ( $91.51 \, \text{m}^2$ )



## Location

The property is located at the eastern end of Brentwood's High Street (A1023) close to its junction with Ongar Road (A128). Brentwood is an affluent commuter town with a busy high street accommodating many national and local retailers and an array of eateries, bars and coffee shops. Brentwood rail station and Elizabeth Line is within 10-15 minutes walk. The A12 and M25 (J28) are within 10 minutes' drive.

### Accommodation

The property consists of a ground floor mid-terrace commercial space which has a main sales area plus staff area and WC to the back. There is parking for two spaces at the rear of the property. At first and second floor levels is a two bedroom maisonette which is is separately accessed at the rear of the property

Ground Floor Sales	854 sq.ft (79.34 m <sup>2</sup> )
Kitchen/WC/stores	131 sq.ft ( 12.17 m <sup>2</sup> )
Ground Floor Total	985 sq.ft ( 91.51 m <sup>2</sup> )
1st & 2nd Floors	2 Bedroom maisonette

# **Terms**

The whole property is held on an existing 10 year lease from June 2022 subject to a 5 year break in June 2027. The current passing rent is £30,000 per year which rises to £36,000 per year in June 2024. The first & second floors are sub-let by way of an AST at a monthly rent of £900 per month.

The existing lease is available by way of an assignment. The assignee will be required to pay a rent deposit of £10,000 and any assignment will be subject to landlord's approval.

### Rent

£36,000 per annum exclusive.



#### Planning & Use

The ground floor is Use Class E

#### Rates

Rateable Value ( Ground Floor)	£22,750
UBR (2023/2024)	£0.499
Rates Payable	£11,352
Council Tax Banding (1st & 2nd Floors)	С

# **Energy Performance Asset Rating**

**EPC** Awaited

#### **Legal Costs**

Each party to near their own legal costs.

### VAT

Value added tax is not applicable to the rent

#### Viewing & Further Information

Contact letting agents, Mass & Co:

Mark Mannering - mark.mannering@massandco.com

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