

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

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

985 sq.ft ( 91.51 m<sup>2</sup> )



#### 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 separately accessed at the rear of the property

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

|   |         |
|---|---------|
| <b>Rateable Value ( Ground Floor)</b>             | £22,750 |
| <b>UBR (2023/2024)</b>                            | £0.499  |
| <b>Rates Payable</b>                              | £11,352 |
| <b>Council Tax Banding (1st &amp; 2nd Floors)</b> | C       |

#### 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 letting agents, Mass & Co:

Mark Mannering - [mark.mannering@massandco.com](mailto:mark.mannering@massandco.com)