

25 SHENFIELD ROAD, BRENTWOOD, ESSEX, CM15 8AG

TO LET (MAY SELL) - GROUND FLOOR CLASS E/OFFICE/SURGERY ACCOMODATION
485 sq.ft (45.06 m²)



Location

The property is situated on Shenfield Road close to its junction with Sawyers Hall Lane to the east and a short distance from Brentwood High Street to the west.

Brentwood is an affluent commuter town with a population of circa 80,000. The rail station (Elizabeth Line) is approx. 10 -15 minutes walk away and the main bus stops for the High Street are within a few minutes walk.

The A12, A127 and M25 (J28) are within 10 minutes' drive.

Accommodation

The property comprises ground floor commercial accommodation which is divided into three main rooms plus a single wc and small kitchen. In addition there is a basement area suitable for storage. There are two allocated parking spaces to the rear. Currently the property is accessed from the rear parking area.

Ground Floor	485 sq.ft (45.06 m ²)
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Terms

The accommodation is to be offered on a new lease on terms to be agreed. Subject to status the ingoing tenant will be required to provide a rent deposit of between 3-6 months

Alternatively the freehold of the whole building is available which includes a first floor 2 bedroom flat which is currently let on an AST at a rental of £1,100 pcm. There are two parking spaces allocated to the first floor. **Price upon application.**

Rent

£13,500 per annum exclusive of business rates, utilities and building insurance. Rent is payable quarterly in advance on the usual quarter days.

Planning & Use

Class E.

Rates

Rateable Value	£8,500
UBR (2023/2024)	£0.499
Rates Payable	£4,242

The property qualifies for Small Business Rates Relief. Prospective occupiers should contact Brentwood Borough Council for clarification of their business rates liabilities

Energy Performance Asset Rating

D 76-100 ← **94** This is how energy efficient this building is.

Legal Costs

Each party to bear their won legal costs. The proposed tenant will be required to provide an undertaking prior to issue of draft legal documents to pay the landlord's and Mass & Co.'s abortive costs should the tenant withdraw.

VAT

Value added tax is not applicable

Viewing & Further Information

Contact sole agents Mass & Co:

Mark Mannering - mark.mannering@massandco.com