

## 40A HIGH STREET, BRENTWOOD, ESSEX, CM14 4AJ

### TO LET - PROMINENT HIGH STREET RETAIL UNIT

106 sq.ft ( 9.85 m<sup>2</sup> )



#### Location

The unit occupies a prime trading position on the south side of Brentwood High Street adjacent to Pret a Manger.

Brentwood High Street hosts a range of national and independent retailers, cafes and eateries including Marks & Spencer, Superdrug, Waterstones, Boots & Boots Opticians, Gail's, WH Smith, Starbucks and Costa Coffee.

Brentwood Station (Elizabeth Line) is within 10 minutes walk and there is ample pay & display parking in various car parks around the town.

#### Accommodation

A ground floor retail unit with the following internal floor area. There is single phase electric but no wc.

<b>Ground Floor</b>	106 sq.ft ( 9.85 m <sup>2</sup> )
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#### Terms

The property is available by way of an assignment of the existing lease which expires in 2027 at a current rent of £10,500 pax, or available on a new lease to be agreed but subject to the landlord's approval and agreement to terms.

A premium of £10,000 is sought for the benefit of this unique unit.

#### Service Charge

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

#### Planning & Use

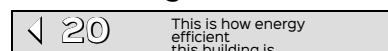
The property falls into Use Class E. Hot food take away uses will not be considered.

#### Rates

<b>Rateable Value</b>	£4,600
<b>UBR (2024/2025)</b>	£0.499
<b>Rates Payable</b>	£2,295
The property qualifies for Small Business Rates Relief so assuming the prospective tenant qualifies there could be zero business rates to pay.	

#### Energy Performance Asset Rating

A



#### Legal Costs

The ingoing tenant to be responsible for all parties' legal costs.

#### VAT

Value added tax is applicable to the rent

#### Viewing & Further Information

Contact Mass & Co:

Graham Green - [graham@massandco.com](mailto:graham@massandco.com) or 01277 201300



50 metres

Experian Goad Plan Created: 12/09/2024

Created By: Mass and Co

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