

GROUND FLOOR, 98 HIGH STREET, BRENTWOOD, ESSEX, CM14 4AP

TO LET - HIGH STREET CLASS E RETAIL UNIT
787 sq.ft (73.11 m²)



Location

The property is situated on the south side of Brentwood High Street towards its western end. Nearby within the High Street is a range of national and independent retailers, coffee shops and eateries including Marks & Spencer, Tesco Express, Boots, Gail's, Nandos, Burger King, Holland & Barrett and Costa Coffee.

Brentwood Station is within 10 minutes' walk, providing regular Elizabeth Line train services to London's Liverpool Street (approx. 40 mins) and central/west London.

The M25 (J28) and A12 roads are within 10 minutes' drive from the property.

Accommodation

The property is accessed from the High Street and there is also parking for one vehicle to the rear. It will be let as an empty unit with current show fittings removed.

Ground floor	787 sq.ft (73.11 m ²)
Retail frontage	20'6" (6.25 m)
Overall depth	40'10" (12.45 m)

Terms

The accommodation is to be offered on new, effectively full repairing and insuring lease on new terms to be agreed.

Price

£30,000 per annum

Planning & Use

The property falls into Class E

Rates

Rateable Value	22500
UBR (2023/2024)	0.499
Rates Payable	11228

Energy Performance Asset Rating

D 76-100 ← **98** This is how energy efficient this building is.

Legal Costs

Each party to bear their own legal costs. The incoming tenant will be required to provide an undertaking to cover the landlord's abortive agent's and legal costs, should the tenant withdraw for any reason.

VAT

Value Added Tax is not applicable to the rent.

Viewing & Further Information

Strictly by prior arrangement with Mass & Co

Graham Green - graham@massandco.com or 01277 201300

