

**78-82 HIGH STREET, BRENTWOOD, ESSEX, CM14 4AP**

**TO LET - BAR RESTAURANT**

5,500 sq.ft ( 510.97 m<sup>2</sup> )



**Location**

The building occupies a central High Street position at its junction with Crown Street and forming part of Brentwood's busy town centre. Other occupiers include Marks & Spencer, Waterstones, Robert Dyas, Zizzi, Pret a Manger, Nandos and Prezzo, as well as the Bay Tree shopping centre. Nearby Pay & Display car parking is located within a short walk along William Hunter Way, running parallel with the High Street. The busy junction of the A12/M25 is within a short drive and Brentwood (Elizabeth Line) train station is located within 10 minutes walk offering services to central and west London.

**Accommodation**

Comprising former bar premises arranged over ground floor, mezzanine and basement levels. The ground floor is arranged as predominantly open plan accommodation with bar, toilet areas and kitchen facilities. The mezzanine offers additional bar and seating areas, along with customer toilets. The basement provides for further storage with staff toilets. There are two car parking spaces allocated to the rear.

<b>Ground Floor Bar</b>	2,727
<b>Mezzanine</b>	1,985
<b>Basement</b>	767

**Terms**

The property is to be offered on a new, effectively full repairing and insuring lease, for a term to be agreed. A sum equal to 3 months rent deposit is required.

**Rent**

£80,000 per annum exclusive of all outgoing, payable quarterly in advance on the usual quarter days

**Service Charge**

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

**Planning & Use**

Interested applicants should make their own enquiries regarding any proposed use.

**Rates**

<b>Rateable Value</b>	£105,000
<b>UBR (2023/2024)</b>	0.555
<b>Rates Payable</b>	£58,275

**Energy Performance Asset Rating**

**B 26-50** ← **28** This is how energy efficient this building is

**Legal Costs**

Each party is to be responsible for their own costs.

**VAT**

Value added tax is not applicable to the rent.

**Viewing & Further Information**

Strictly by prior arrangement with Mass & Co