

82 HIGH STREET, BRENTWOOD, ESSEX, CM14 4AP

TO LET - BAR RESTAURANT

5,500 sq.ft (510.97 m²)



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 Zizi, Pret a Manger, Waterstones,

Robert Dyas, Nandos, Prezzo, Marks & Spencer 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 train station is located nearby offering services to London Liverpool Street

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

Ground Floor Bar	2,727
Mezzanine	1,985
Basement	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 outgoings, 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

Rates

Rateable Value	105,000
UBR (2023/2024)	0.499
Rates Payable	50,1495

Energy Performance Asset Rating

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

Legal Costs

Value added tax is not applicable to the rent.

VAT

All rents and prices stated are subject to Value Added Tax.

Viewing & Further Information

Strictly by prior arrangement with Mass & Co