

PRIME CORNER UNIT - LEASE FOR SALE - E CLASS

# 42 HIGH STREET BRENTWOOD CM14 4AJ

**bf**  
brasier freeth



# 42 HIGH STREET BRENTWOOD

CM14 4AJ

Retail Opportunity  
**LEASE FOR SALE**

## LOCATION

Brentwood is an affluent commuter town with a bustling High Street and excellent transport links. It lies 20 miles North East of Central London with direct routes via the Elizabeth line as well as easy access to the M25.

The trading Pret premises are located on the High Street close to Pandora, Starbucks, Boots, Tesco, Superdrug, Iceland, Marks & Spencer, and Holland and Barrett.

There are a number of F&B operators close by which include Gails, Zizzi, Burger King, Costa and Starbucks.

The Baytree Shopping Centre entrance is a few doors away, retailers include Waterstones, Three, Sports Direct, Game, Card Factory with a 555 space multi storey car park.

## DESCRIPTION

The shop is suitable to a variety of uses, however it is currently configured as a café with 16 covers, benefitting from a spacious kitchen, coffee bar and external seating.



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## ACCOMMODATION

The property is arranged over ground floor only with the following approximate area:-

| Ground Floor | Size Sq.m | Size Sq.ft |
|--------------|-----------|------------|
| Sales        | 185.25    | 1,994      |

## LEASE

The premises are held on an effective full repairing and insuring lease for a term expiring on 19 December 2031, granted inside the security of tenure provisions of the Landlord & Tenant Act 1954.

The current rental is £70,000 per annum, subject to a rent review on 19 December 2026 with the rent reviewed to the higher of the passing rent, market rent or £75,000 per annum. There is also a tenant only break option on 19 December 2026 requiring 6 months' prior notice.

## EPC

Further details available upon request. B 41.

## RATES

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £49,500. For rates payable please refer to the Local Charging Authority, Brentwood Borough Council - 01277 312500.

## LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.



# CONTACT

GET IN TOUCH

Anthony Appleby

07801 138136

[anthony.appleby@brasierfreeth.com](mailto:anthony.appleby@brasierfreeth.com)

Matt Jennings

07713 478175

[matt.jennings@brasierfreeth.com](mailto:matt.jennings@brasierfreeth.com)

Brasier Freeth LLP

[enquiries@brasierfreeth.com](mailto:enquiries@brasierfreeth.com)

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