



**137/137A High Street**

**Brentwood, CM14 4RZ**

**TO LET - GROUND FLOOR  
RETAIL/CLASS E UNIT,  
WITH FIRST/SECOND  
FLOOR OFFICES (available  
separately or together)**

**456 to 1,265 sq ft**  
(42.36 to 117.52 sq m)

# 137/137A High Street, Brentwood, CM14 4RZ

## Summary

<b>Available Size</b>	456 to 1,265 sq ft
<b>Rent</b>	£44,000 per annum per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days
<b>Business Rates</b>	Upon Enquiry
<b>VAT</b>	Not applicable
<b>EPC Rating</b>	C (73)

## Description

The property comprises a ground floor shop unit with kitchen and wc, plus separately accessed offices on first and second floor which also have their own kitchen and wc.

Ground floor shop 456 sq.ft ( 42.36 m2 )

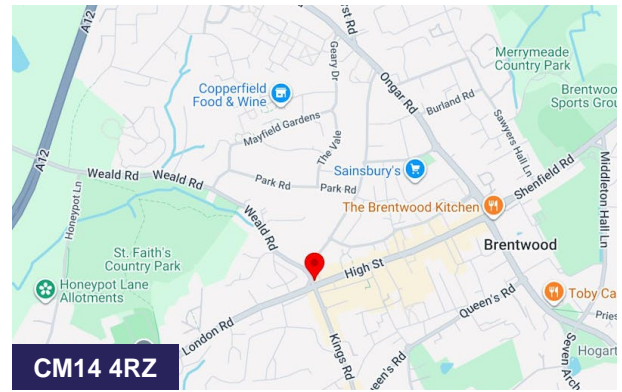
First floor offices 889 sq.ft ( 82.59 m2 )

Second floor offices 376 sq.ft ( 34.93 m2 )

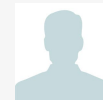
## Location

These corner premises are situated very prominently at the junction of High Street, King's Road and Weald Road. Occupiers close by include Subway, Papa Johns, Templeman Opticians, Raymond Anthony, Peking Chef and Anytime Fitness. The High Street contains Marks & Spencer, Robert Dyas, Tesco Express, Boots, Superdrug and Waterstones with a wide range of cafes, eateries and independent retailers.

Brentwood Station (Elizabeth Line) is within 10 minutes walk. Off street parking (daily or season ticket) is available a short distance away in William Hunter Way.



## Viewing & Further Information



**Graham Green**

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