

Location

The property occupies a prime and prominent position mid way along the north side of Brentwood High Street. Neighbouring retailers include Tesco Express, Boots, Sainsburys, Costa Coffee, Marks & Spencer and Burger King. Brentwood benefits from excellent access to the motorway network being located 2 miles from junction 28 of the M25 & A12. Brentwood train station is location 0.6 miles from the property providing frequent services into London via the Elizabeth Line.

Description

A Grade II Listed ground floor retail unit with rear and first floor stores. The property benefits from a double frontage to Brentwood's High Street. There is rear access from William Hunter Way which provides for two allocated parking spaces. The building includes WC's a a small kitchen area.

Accommodation

The accommodation comprises the following areas net internal areas:

Description	sq ft	sq m
Sales Area	1,495	138.89
Rear Stores	586	54.44
First Floor Store	628	58.34
Total	2,709	251.67

Terms

New lease terms to be agreed.

Planning/Use

Use Class E

Legal Costs

Each party to bear their own legal costs.

AMLR

In line with current Anti-Money Laundering Regulations, all prospective tenants or purchasers will be required to provide satisfactory identification and verification documentation before any offer can be accepted. We may undertake electronic checks to comply with these obligations.

Administrative Fee

Upon terms being agreed, and prior to Solicitors being instructed, the prospective tenant or purchaser must pay an administrative fee of £250 + VAT to MJM Property Consultants. This fee covers all associated administrative costs, including any referencing fees incurred.



Summary

Available Size	2,709 sq ft
Rent	£60,000 per annum
Rates Payable	£21,457 per annum
Rateable Value	£43,000
VAT	Not applicable
EPC Rating	C (54)

Viewing & Further Information

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