

145 Kings Road, Brentwood

CM14 4EG



To Let

607 sq ft

(56.39 sq m)

£22,000 per sq ft

Class E Retail Unit

- Short walking distance from Brentwood Rail Station
- 5 minues walk from Brentwood High Street
- 1 allocated parking space

Location

The property is situated in a parade of shops and eateries along Kings Road just a short 2-minute walk from Brentwood Station, offering direct Elizabeth Line services into Central London in under 40 minutes. Brentwood High Street is within a 10 minute walk.

Description

The property comprises a ground floor retail unit including a rear store, WC and 1 allocated parking space.

Accommodation

The accommodation comprises the following areas measured on a net internal basis:

Description	sq ft	sq m
Sales Area	483	44.87
Store Room	124	11.52
Total	607	56.39

Terms

The property is to be offered on a new lease on terms to be agreed.

Rent

£22,000 per year exclusive of business rates, service charge, building insurance and utilities

Business Rates

The property has a rateable value of £12,000 and qualifies for Small Business Rates Relief.

Service Charge & Building Insurance

The property is subject to a service charge for the maintenance and upkeep of the common areas. The current annual charge is approx. £700. The building insurance is £512.

Planning & Use

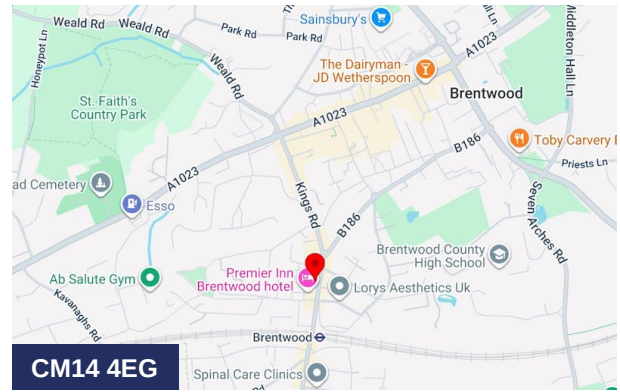
Uses within Class E will be considered

Value Added Tax

VAT is applicable to the rent and service charge

Legal Costs

Each party to bear their own legal costs.



Summary

Available Size	607 sq ft
Rent	£22,000 per sq ft
Rates Payable	£5,988 per annum
Rateable Value	£12,000
Service Charge	£700 per annum
EPC Rating	C (63)

Viewing & Further Information

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