



161 Kings Road
Brentwood, CM14 4EG

Large Restaurant Bar on Main Pitch in Brentwood, Essex adjacent to Premier Inn Hotel - Letting Rooms Above!

1,500 to 5,500 sq ft
(139.35 to 510.97 sq m)

- Fully Fitted and Trading Well
- Prime Central Location
- Huge Frontage
- 200 Covers
- 2am License Fridays and Saturday
- Letting Rooms Above For Staff

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Summary

Available Size	1,500 to 5,500 sq ft
EPC Rating	Upon enquiry

Description

Zebrano Brentwood is a vibrant dining and late-night destination, combining premium seafood, expertly cooked steaks and creative cocktails within a stylish, high-energy setting on Kings Road. The venue offers an elegant yet welcoming atmosphere that seamlessly transitions from relaxed dining to lively evening entertainment, with private dining, karaoke rooms and late-night weekend events making it ideal for celebrations, corporate gatherings and social occasions alike. Fully fitted to a high standard and laid out to accommodate 200 covers approx. There are three large double rooms on the first floor to let to staff.

Location

Zebrano Brentwood occupies a prominent position on Kings Road in the heart of Brentwood, one of Essex's most affluent and well-connected commuter towns. Located just moments from Brentwood High Street and within easy reach of Brentwood Station and the M25, the venue benefits from strong footfall, excellent accessibility and a vibrant mix of retail, leisure and residential activity. Its central location places it at the centre of Brentwood's social scene, attracting a blend of local residents, professionals and visitors seeking premium dining, cocktails and late-night entertainment in a stylish setting.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	4,000	371.61
1st - Residential	1,500	139.35
Total	5,500	510.96

Tenure

An assignment of the existing full repairing and insuring lease granted for a term to expire in approximately 6 years. The lease is drawn inside the Landlord and Tenant Act 1954

Passing Rent

£60,000pa plus VAT

Premium

Upon Application

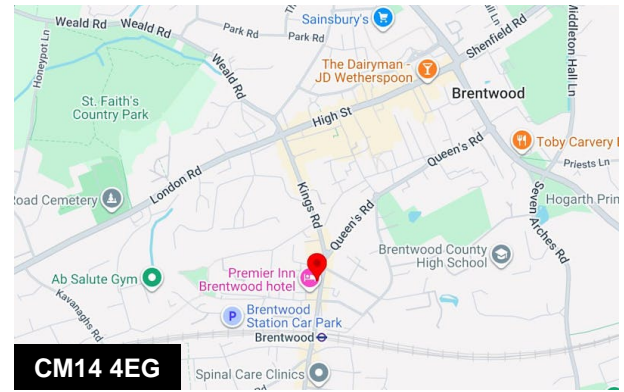
Premises License

Allows the sale of alcohol until 23.30 Mon - Thurs and 2am Friday and Saturday

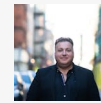
Confidentiality

Highly confidential and under no circumstances should a direct approach be made to staff as they are unaware of an impending sale.

Holding Deposit



Viewing & Further Information



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