



**40 High Street**

Brentwood, CM14 4AJ

## **TO LET FIRST FLOOR LICENCED UNIT**

**2,475 sq ft**  
(229.94 sq m)

- Alcohol licenced premises
- Large Open plan area

# 40 High Street, Brentwood, CM14 4AJ

## Summary

Available Size	2,475 sq ft
Rent	£37,000 per annum
Rates Payable	£1 per sq ft
Rateable Value	£28,500
Service Charge	N/A
VAT	To be confirmed
EPC Rating	B (40)

## Description

The premises comprises of a spacious and modern first floor commercial space with its own access via a stairwell from Brentwood High Street. The unit spans c2500sqft. and currently trading as a Night Club / Bar and Games and leisure venue with full alcohol and late night trading licence. It consists of a main open-plan entertainment area, various other rooms, outside rear balcony, fitted kitchen and male and female toilet facilities.

## Location

The unit occupies a prime trading position on the south side of Brentwood High Street above Pret a Manger and Pandora.

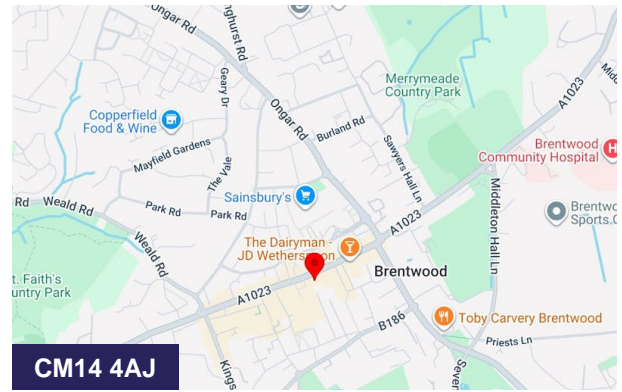
Brentwood High Street hosts a range of national and independent retailers, cafes and eateries including Marks & Spencer, Superdrug, Waterstones, Boots & Boots Opticians, Gail's, WH Smith, Starbucks and Costa Coffee.

Brentwood Station (Elizabeth Line) is within 10 minutes walk and there is ample pay & display parking in various car parks around the town.

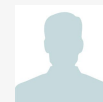
## Viewings

Strictly by prior arrangement with Mass & Co

Graham Green - [graham@massandco.com](mailto:graham@massandco.com) or 01277 201300



## Viewing & Further Information



**Graham Green**

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