



**82 High Street**  
Brentwood, CM14 4AP

## **TO LET - BAR RESTAURANT**

**5,500 sq ft**  
(510.97 sq m)

- Central High Street location
- undercroft parking
- Mezzanine Floor level

# 82 High Street, Brentwood, CM14 4AP

## Summary

<b>Available Size</b>	5,500 sq ft
<b>Rent</b>	Rent on application
<b>Rateable Value</b>	£105,000
<b>Service Charge</b>	N/A
<b>Car Parking</b>	N/A
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	B (28)

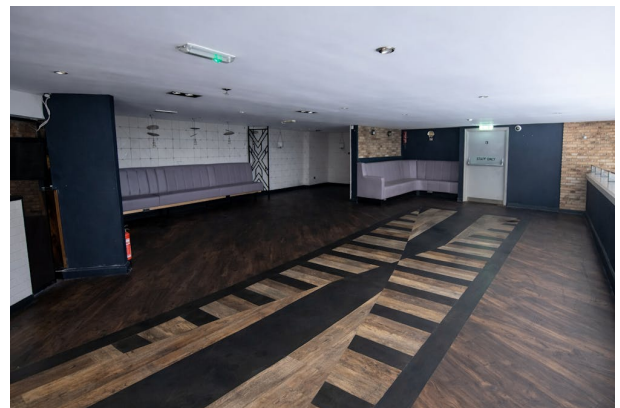
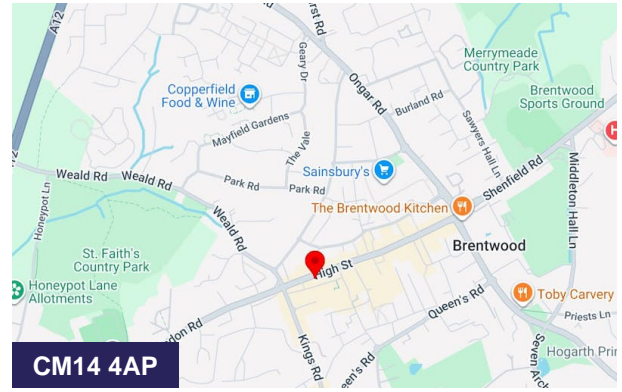
## Description

Comprising former bar premises arranged over ground floor, mezzanine and basement levels. The ground floor is arranged as predominantly open plan accommodation with bar, toilet areas and kitchen facilities. The mezzanine offers additional bar and seating areas, along with customer toilets. The basement provides for further storage with staff toilets. There are two car parking spaces allocated to the rear.

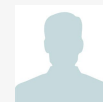
## Location

The building occupies a central High Street position at its junction with Crown Street and forming part of Brentwood's busy town centre. Other occupiers include Marks & Spencer, Waterstones, Robert Dyas, Zizzi, Pret a Manger, Nandos and Prezzo, as well as the Bay Tree shopping centre. Nearby Pay & Display car parking is located within a short walk along William Hunter Way, running parallel with the High Street.

The busy junction of the A12/M25 is within a short drive and Brentwood (Elizabeth Line) train station is located within 10 minutes walk offering services to central and west London.



## Viewing & Further Information



**Graham Green**

01277 223594 | 07703 209691

graham@massandco.com

**82 HIGH STREET, BRENTWOOD, ESSEX, CM14 4AP**

**TO LET - BAR RESTAURANT**

5,500 sq.ft ( 510.97 m<sup>2</sup> )



**Location**

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Robert Dyas, Nandos, Prezzo, Marks & Spencer as well as the Bay Tree shopping centre. Nearby Pay & Display car parking is located within a short walk along William Hunter Way, running parallel with the High Street. The busy junction of the A12/M25 is within a short drive and Brentwood train station is located nearby offering services to London Liverpool Street

**Accommodation**

Comprising former bar premises arranged over ground floor, mezzanine and basement levels. The ground floor is arranged as predominantly open plan accommodation with bar, toilet areas and kitchen facilities. The mezzanine offers additional bar and seating areas, along with customer toilets. The basement provides for further storage with staff toilets. There are two car parking spaces allocated to the rear

<b>Ground Floor Bar</b>	2,727
<b>Mezzanine</b>	1,985
<b>Basement</b>	767

**Terms**

The property is to be offered on a new, effectively full repairing and insuring lease, for a term to be agreed. A sum equal to 3 months rent deposit is required.

**Rent**

£80,000 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days

**Service Charge**

A service charge may be applicable in respect of this property. Further details on request.

**Planning & Use**

**Rates**

<b>Rateable Value</b>	105,000
<b>UBR (2023/2024)</b>	0.499
<b>Rates Payable</b>	50,1495

**Energy Performance Asset Rating**

**B 26-50** ← **28** This is how energy efficient this building is.

**Legal Costs**

Value added tax is not applicable to the rent.

**VAT**

All rents and prices stated are subject to Value Added Tax.

**Viewing & Further Information**

Strictly by prior arrangement with Mass & Co

# Energy performance certificate (EPC)

Slug & Lettuce 78-82 High Street BRENTWOOD CM14 4AP	Energy rating <b>B</b>	Valid until: 27 March 2033
		Certificate number: 3221-8888-7362-2405-5698

Property type	Restaurants and Cafes/Drinking Establishments/Takeaways
Total floor area	386 square metres

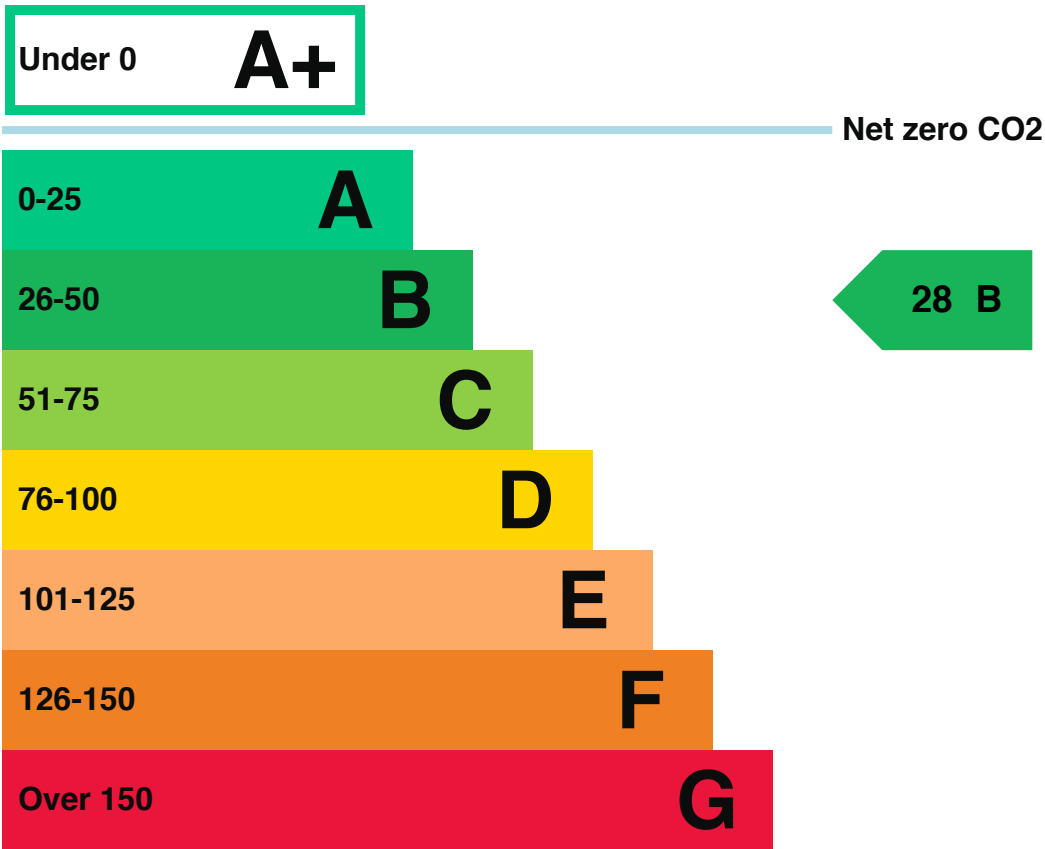
## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## How this property compares to others

Properties similar to this one could have ratings:

**If newly built**

15 A

**If typical of the existing stock**

62 C

## Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Air Conditioning

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<b>Assessment level</b>	3
<b>Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)</b>	37.59
<b>Primary energy use (kWh/m<sup>2</sup> per year)</b>	406

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► [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4005-0700-5849-7223-7463\)](/energy-certificate/4005-0700-5849-7223-7463).

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

<b>Assessor's name</b>	Dean Mortimer
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### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

<b>Accreditation scheme</b>	Stroma Certification Ltd
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<b>Assessor's ID</b>	STRO001680
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<b>Telephone</b>	0330 124 9660
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<b>Email</b>	<a href="mailto:certification@stroma.com">certification@stroma.com</a>
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### About this assessment

<b>Employer</b>	DEM Associates
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<b>Employer address</b>	Botelers, basildon, Essex SS165SE
<b>Assessor's declaration</b>	The assessor is not related to the owner of the property.
<b>Date of assessment</b>	28 March 2023
<b>Date of certificate</b>	28 March 2023

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## Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

<b>Certificate number</b>	<a href="#">0980-0832-6319-1091-2006 (/energy-certificate/0980-0832-6319-1091-2006)</a>
<b>Expired on</b>	10 September 2022

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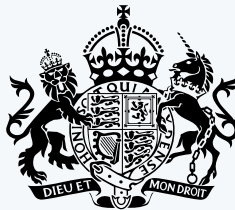
[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

[Service performance \(/service-performance\)](#)

## **OGI**

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