



145 Kings Road, Brentwood

£22,000 Per Sq Ft

Full Description

The property comprises a ground floor retail unit including a rear store, WC and 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.

Accommodation

Name/Floor	Sq Ft	Sq M
Ground Sales Area	483	44.87
ancillary 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

Planning & Use

Uses within Class E will be considered

Business Rates

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

Value Added Tax

VAT is applicable to the rent and service charge

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.

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.

Legal Costs

Each party to bear their own legal costs.

Features

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

Contact Us

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