



## 2a High Street, Brentwood

### POA

#### Full Description

The property comprises a mid-terraced ground floor retail unit, which includes a single WC and kitchen area. The property was formerly occupied as a hair salon, and some of the fixtures and fittings can remain.

#### Location

The property is situated on the south side of Brentwood High Street, at its northern end, close to the 'Wilson's Corner' junction with Ingrave Road (A128).

Surrounding occupiers include Bairstow Eves, Nationwide, Halifax, and nearby major occupiers include JD Weatherspoon's, Pizza Express, and M&S.

Brentwood is an affluent commuter town with a population of circa 80,000. The rail station (Elizabeth Line) is approx. 10 minutes walk away and the main bus stops for the High Street are within a few metres of the property. The A12, A127 and M25 (J28) are within 10 minutes' drive.

#### Terms

Available on a new effectively full repairing and insuring lease, on terms to be agreed.

#### Rent

£35,000 per annum exclusive of service charge, rates, utilities, building insurance and VAT. Rent is payable quarterly in advance on the usual quarter days.

#### Planning and Use

Use Class E.

Restaurant and Hot Food Take-away uses will not be permitted

#### VAT

VAT is applicable to the rent.

### **Legal Costs**

Each party to bear their own legal cost. An undertaking to meet the landlord's abortive legal costs may apply should the tenant withdraw following agreement of terms.

### **Available Area**

<b>Name/Floor</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground	920	85.47

### **Features**

- High Street Location
- New Lease Available
- 920 sq ft (85.47 sq m)

### **Contact Us**

#### **MJM Property Consultants**

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