



3 The Keys, Eagle Way, Brentwood

£18,500 pa



Full Description

The property comprises a Class E retail unit situated mid parade within an established neighbourhood shopping centre serving the surrounding residential catchment. The parade accommodates a range of local occupiers including convenience retail, food takeaway, café, salon, trade counter and service-based businesses.

Location

The property occupies a prominent position off Eagle Way in Great Warley, approx. 1 mile south-west of Brentwood town

centre and within close proximity to the A127 Southend Arterial Road, providing excellent road communications throughout Essex and into Greater London. Junction 28 of the M25 motorway is located nearby, offering direct access to the national motorway network, Central London, the M11 and wider South East region.

Accommodation

Name/Floor	Sq Ft	Sq M
Ground Sales area	729	67.73
Ground Kitchen, WC's & Store	153	14.21
outdoor Covered Lean to Store	83	7.71
Total	965	89.65

Terms

The property is to be offered on new lease terms to be agreed, subject to a minimum length of 3 years.

Planning & Use

Class E uses will be considered. Uses which conflict with other uses within The Keys or Food uses will not be considered.

Administrative Fee

Upon terms being agreed, and prior to Solicitors being instructed, the prospective tenant or purchaser must pay an administrative fee of £250 + VAT to MJM Property Consultants. This fee covers all associated administrative costs, including any referencing fees incurred.

Rent

£18,500 per year exclusive of service charge, business rates, insurance and vat.

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.

Features

- New lease
- Suitable for a Variety of E Class Uses
- Adjacent Parking
- Part of Neighbourhood Retail Parade

Contact Us

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