



40B High Street, Brentwood

£60,000 pa



Full Description

The property comprises a ground floor retail unit plus first floor staff accommodation including WC/Kitchen area and stores/office.

Location

Centrally located in a prime position on the south side of Brentwood High Street. Formerly Pandora Jewellers the unit is adjacent to the new Greggs store, Holland & Barrett and Starbucks and opposite Boots. Other nearby occupiers in the High Street include Marks & Spencer and Tesco Express.

Brentwood is an affluent commuter town with the High Street being a short walk from Brentwood Station (Elizabeth Line) and a short drive from the M25 and A12.

Accommodation

Name/Floor	Sq Ft	Sq M
Ground Ground Floor	1,079	100.24
1st Staff & Ancillary	276	25.64
Total	1,355	125.88

Terms

The property is to be offered on a new FRI lease on terms to be agreed.

EPC

A new EPC is awaited

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.

Planning & Use

Class E uses considered

Administration 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.

VAT

Value added tax is applicable to the rent.

Features

- Next to New 'Greggs' Store
- Prime High Street Position
- New Lease
- Affluent Location

Contact Us

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