



53-55 High Street, Brentwood

£75,000 pa

Full Description

The property comprises a prominent high street retail unit situated over ground and first floors and forms the front part of the original building formerly occupied by Edinburgh Woollen Mill.

The first floor provides staff areas, WC's and storage.

Location

The property is located on the north side of Brentwood High Street within the prime retail pitch adjacent to Boots and Yorkshire Building Society and backs on to William Hunter Way.

Immediately to the rear of the property on William Hunter Way there is Sainsbury's supermarket and Brentwood's main pay & display car park. Brentwood is an affluent commuter town with a population of approx. 80,000. Brentwood Railway Station, which is 10 minutes' walk from the property, provides access to London Liverpool Street Station. The M25 (J28) and A12 are approx. 10 minutes' drive away.

Accommodation

Name/Floor	Sq Ft	Sq M
Ground Retail	2,422	225.01
1st Retail	1,076	99.96
Total	3,498	324.97

Terms

The property is to be offered on new Full repairing & Insuring lease on terms to be agreed.

Rent

£75,000 per year exclusive payable quarterly in advance

VAT

Value Added Tax is applicable to the rental

Planning and Use

All Class E uses considered

Legal Costs

Each party to bear their own legal costs.

Business Rates

To be re-assessed.

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

- Prime High Street Position
- New Lease Available
- Suitable for Various Class E Uses

Contact Us**MJM Property Consultants**

T: 07896 768002

E:

enquiries@mjmpropertyconsultants.com

Image not found or type unknown

