



53-55 High Street  
Brentwood  
Essex  
CM14 4RH

## Class E Retail Accommodation

- Prominent High Street Position
- New Lease Terms Available
- 5,284 sq ft (491 sq m)

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[www.mjmpropertyconsultants.co.uk](http://www.mjmpropertyconsultants.co.uk)



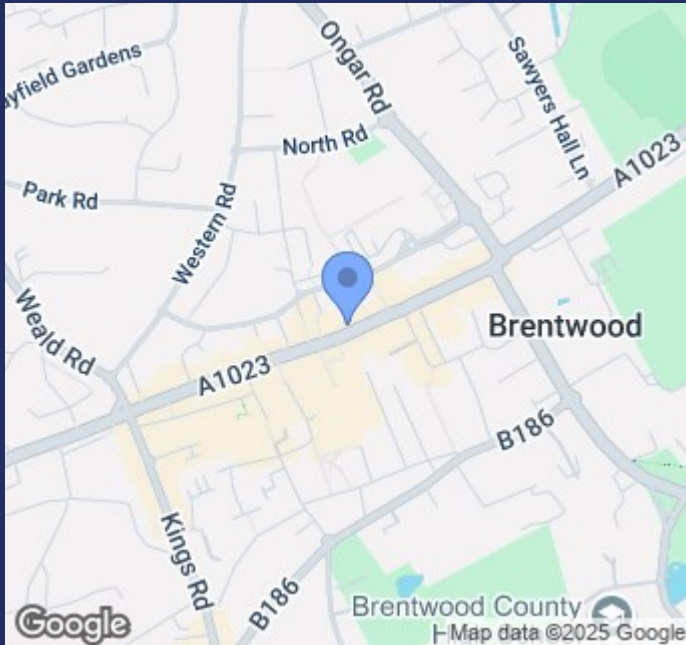
## Location

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.

Neighbouring retailers include Marks and Spencer, Tesco Express, Pret a Manger, Superdrug, and Holland & Barrett.

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.



## Description

The property comprises a prominent high street retail unit situated mainly over ground floor, with offices, stores and staff facilities at first floor level.

## Accommodation

Ground Floor - 4,562 sq ft (424 sq m)  
First Floor - 722 sq ft (67 sq m)

Total - 5,284 sq ft (491 sq m)

## Terms

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

## Rent

£85,000 per year exclusive

## Planning and Use

All Class E uses considered

## Business Rates

The property has a current rateable value of £55,000

## Energy Performance Certificate

The existing property has an EPC rating of D 81

## VAT

Value Added Tax is applicable to the rental

## Legal Costs

Each party to bear their own legal costs.

### Viewing & Further Information:

### Contact MJM Property Consultants:

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