



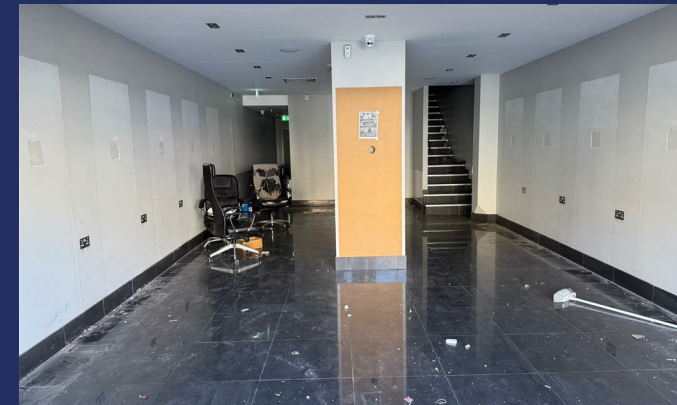
6a High Street
Brentwood
Essex
CM14 4AB

To Let - High Street Class E Unit

- High Street Location
- 1,162 sqft (108 sqm)
- New lease available

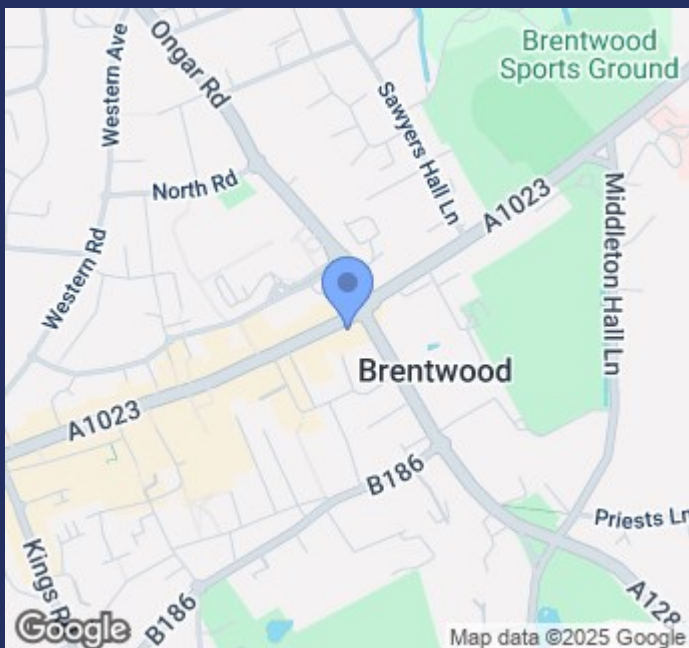
01277 289150

www.mjmpropertyconsultants.co.uk



Location

The property is situated on the south side of Brentwood High Street, at its northern end, close to the 'Wilsons 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.



Description

A mid-terraced ground floor retail unit including WCs and storage

Accommodation

1,162 sq ft (108 sqm)

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.

Business Rates

Rateable Value: £28,750.

Service Charge

A service is applicable. Further details available.

Planning and Use

Use Class E. Restaurant and Hot Food Take-away uses will not be permitted

Energy Performance Certificate

C 65

VAT

VAT is applicable to the rent and service charge.

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.

Viewing & Further Information:

Contact MJM Property Consultants:

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