



86 High Street
Brentwood
Essex
CM14 4AP

To Let - Newly Refurbished Pub/Restaurant

- High Street Location
- Recently Refurbished
- Ground Floor - 2,593 sqft (241 sqm)
- Alternative Class E Uses considered

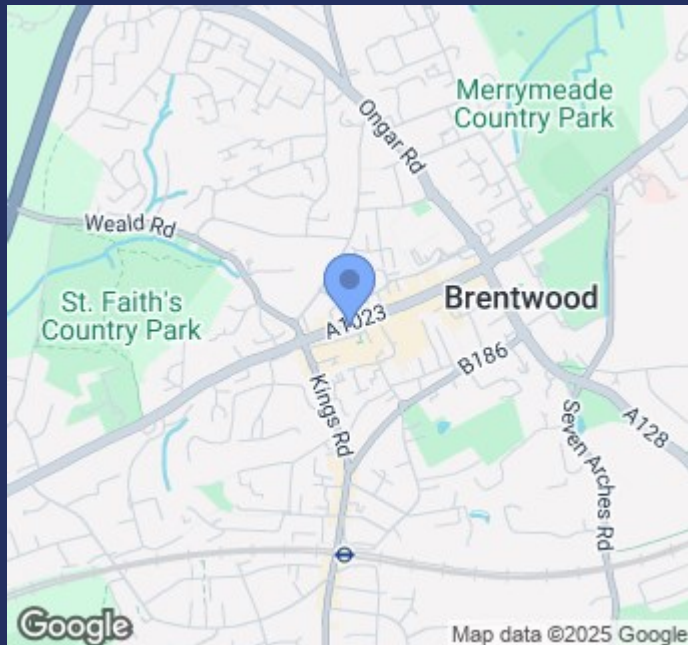
01277 289150

www.mjmpropertyconsultants.co.uk



Location

The property is situated on the south side of Brentwood High Street at its western end. Within the High Street are numerous national and local retailers, bars and eateries. Nationals include Marks & Spencer, Tesco, Superdrug, Boots, Waterstones, Pret a Manger, Nando's, Burger King and Costa Coffee. Brentwood Rail Station is approximately 10 minutes walk away which provides services to London's Liverpool Street and Stratford. The A12 and M25 (J28) are within 10 minutes drive from the High Street. Local parking is provided by pay & display car parks to the rear of the property off Chatham Way and also behind the other



Description

The property has undergone some recent refurbishment following the departure of the former pub operator, and comprises part of a three storey building.

The ground floor comprises the former pub, the first floor include kitchen, WC's, staff and function areas.

Accommodation

The property has the following floor areas measured on a gross internal basis.

Ground Floor - 2,593 sqft (241 sqm)

First Floor - 2,664 sqft (247 sqm)

Total - 5,257 sq.ft (489 sqm)

Terms

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

Rent

£70,000 per year exclusive of business rates, utilities and building insurance.

Rent is to be paid quarterly in advance.

Business Rates

£84,000

The property is rated as a Public House & Premises. Interested parties are advised to check their business rates obligations with Brentwood Borough Council.

Planning and Use

The property has operated previously as a Public House. Alternative uses will be considered. Interested parties are advised to seek planning advice regarding potential change of use.

Energy Performance Certificate

C 57

VAT

Value added tax is not applicable to the rent

Legal Costs

Each party to bear their own legal costs.

Viewing & Further Information:

Contact MJM Property Consultants:

Mark Mannering
mark@mjmpropertyconsultants.co.uk
07896 768002