

Umiya House 141-147 High Street Brentwood Essex CM14 4SA

# To Let - New Class E Retail/Showroom Unit

- 2,577 sq ft ( 240 sq m)
- High Street Location
- Prominent Position



www.mjmpropertyconsultants.co.uk



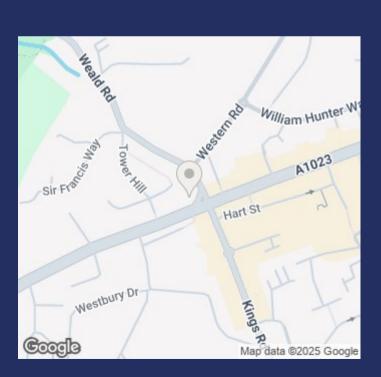






## Location

The property is prominently situated on the corner of Brentwood High Street and Weald Road and teh western end of Brentwood High Street which includes many national and local retailers, restauarnats, cafes and fitness operators. Sainsburys Supermaket is a short walk away. Brentwood rail station is within 5-10 minutes walk and the A12 and M25 (J28) are within 5 minutes drive away. Parking is available near to the property with pay & display and season ticket parking in William Hunter Way.



## Description

The property forms the ground floor of a new commercial/residential mixed use development. The accommodation is mainly open plan including some supporting pillars, finished to shell specification leaving the occupier to fit out to suit their own design and specification.

### **Accommodation**

Ground Floor - 2,577 sq ft (234 sq m)

## **Terms**

The property is available by way of a new lease on terms to be agreed. .

## Rent

**Upon application** 

# Planning and Use

The property falls into planning Use Class E allowing the property to be used for a range of uses including retail, offices, showroom, leisure and fitness and some medical uses but with the exception of restaurant.

# Service Charge

Not applicable

## **Energy Performance Certificate**

Awaiting assessment

#### **Business Rates**

To be assessed

### VAT

Value added tax will be 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

MJM Property Consultants Ltd give notice that these particulars are set out as a general outline only for the guidance of intending purchasers or tenants, correct to the best of our knowledge and do not constitute any offer or form of contract. No warranty is given in relation to the condition of the property or implied in relation to utilities and electrical, mechanical or other equipment. Prospective purchasers or tenants are strongly advised to obtain professional property and legal advice in relation to this property before entering into any contract.