



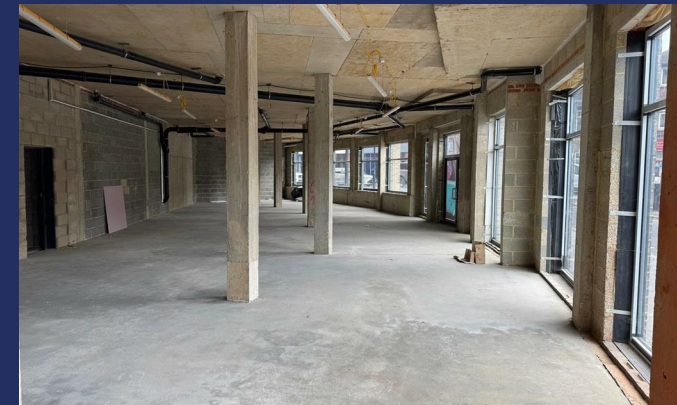
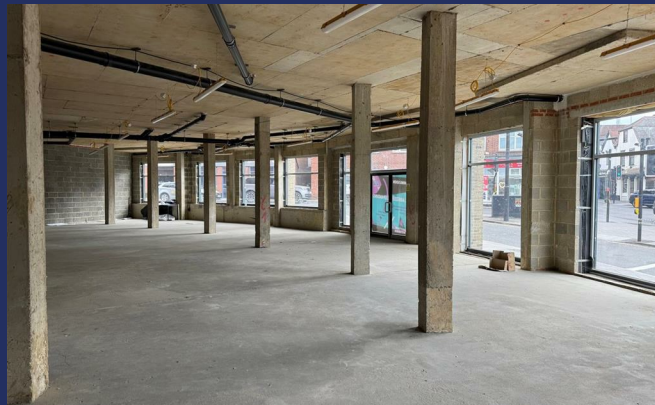
Umiya House  
141-147 High Street  
Brentwood  
Essex  
CM14 4SA

## To Let - New Class E Retail/Showroom Unit

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

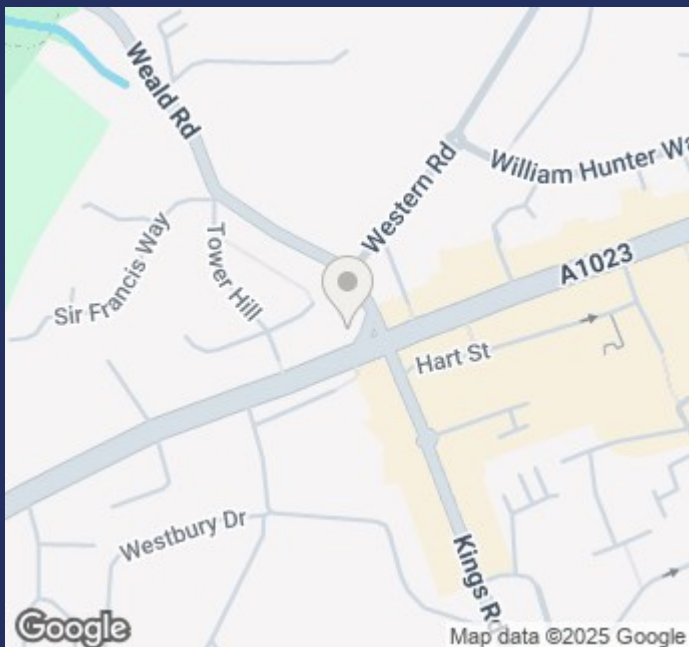
01277 289150

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## Location

The property is prominently situated on the corner of Brentwood High Street and Weald Road and the western end of Brentwood High Street which includes many national and local retailers, restaurants, cafes and fitness operators. Sainsbury's Supermarket 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:

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