



53-55 High Street
Brentwood
Essex
CM14 4RH

To Let - Class E Retail Accommodation

- Retail area 2,422 sqft (225 sqm)
- Prime High Street Position
- New lease available

01277 289150

www.mjmpropertyconsultants.co.uk



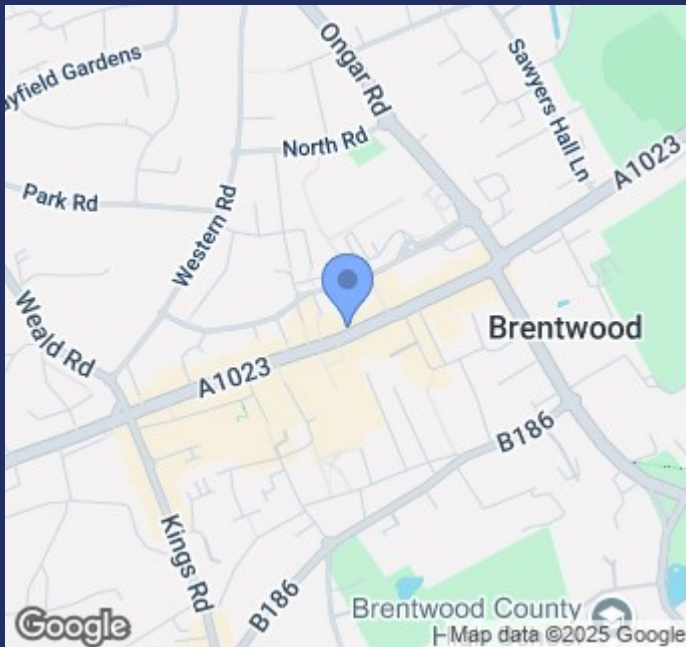
Location

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 over ground and first floors and forms the front part of the original building formerly occupied by Edinburgh Woollen Mill.

The first floor provides staff areas, WC's and storage

Accommodation

Ground Floor - 2,422 sq ft (225 sq m)
First Floor - 1076 sq ft (100 sq m)

Total- 3,498 sq ft (325 sq m)

Terms

The property is to be offered on new Full repairing & Insuring lease on terms to be agreed.

Rent

£75,000 per year exclusive payable quarterly in advance

Planning and Use

All Class E uses considered

Business Rates

To be re-assessed.

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:

Mark Mannering
mark@mjmpropertyconsultants.co.uk
07896 768002

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