



12 High Street  
Brentwood  
Essex  
CM14 4AE

## For Sale or To Let - Former Bank building

- 4,900 sqft (455 sqm)
- Prominent High Street Character Building
- Grade II Listed
- Private car park for 11 vehicles

01277 289150

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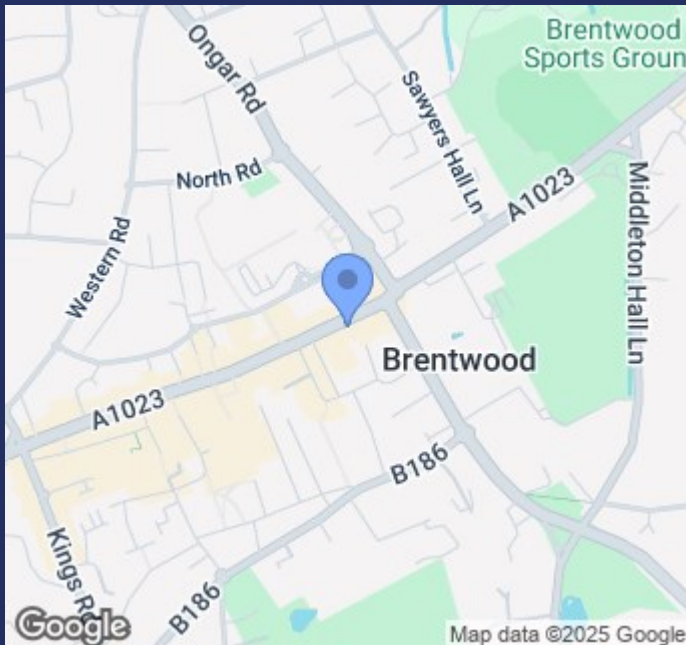


## Location

The property is situated towards the eastern end of Brentwood High Street on its southern side .

Brentwood High Street is a popular town offering a range of national and independent retailers, banks, restaurants and cafes. National retailers include Marks & Spencer, Boots, Superdrug, Holland & Barrett, Costa Coffee, Starbucks, Caffè Nero, Tesco and Sainsburys.

Brentwood rail station (Elizabeth Line) is within 10 minutes' walk from the property and the A12 & M25 within 10 minutes' drive.



## Description

The property comprises a Grade II listed character building dating from the 18th century, currently used for the purposes of a bank and offices. It is situated over ground, first and second floors plus a basement. The property benefits from a private car park to the rear which is accessed from the High Street and can accommodate 11 or so cars.

The ground floor is the main banking area with first and second floors comprising offices, training rooms and staff facilities. The basement is used for storage.

## Accommodation

Ground Floor - 2500 sqft ( 232 sqm)  
Basement - 600 sqft ( 56 sqm)  
1st Floor - 1000 sqft ( 93 sqm)  
2nd Floor - 800 sqft ( 74 sqm)

Total - 4900 sqft ( 2632 sqm)

## Terms

The property is to be offered Freehold with vacant possession or leasehold on a new full repairing and insuring lease for a term to be agreed.

## Price

Offers in the region of £1,500,000

## Rent

£85,000 per annum exclusive of vat, business rates and building insurance

## Planning and Use

The property has been used for the purposes as a bank. Such use now falls into Class E however prospective buyers are advised to satisfy themselves that the property has the appropriate planning for their use.

The building is Grade II listed. Listing reference - 1297234.

## Energy Performance Certificate

To be assessed.

## Business Rates

The property has a current rateable value of £51,500. The rates payable for 2025/26 will be approx. £28,119. Prospective buyers are advised to check their business rates obligations with the local authority.

## VAT

Value added tax is not applicable.

## Legal Costs

Each party to bear their own legal costs

### Viewing & Further Information:

### Contact MJM Property Consultants:

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