

53-55 High Street, Brentwood

CM14 4RH



For Sale

5,284 sq ft
(490.90 sq m)
£1,350,000

Central High Street Retail Unit with Re-Development Potential

- Prime High Street Position
- Planning Consent for Mixed Use Re-Development comprising 13 residential units and 2 commercial units
- Suitable for a Variety of Class E Uses
- Vacant Possession

Location

The property is located on the north side of Brentwood High Street within the prime retail pitch and backs on to William Hunter Way. Neighbouring retailers include Boots, 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 Railway Station (Elizabeth Line) is 10 minutes' walk from the property.

Description

The property comprises a mid-terraced high street retail unit situated mainly over ground floor with offices, stores and staff facilities at first floor level held under title no EX433654.

The proposed first, second & third floors will provide a mixture of 13, 1 and 2 bed apartment and studios and 1 x 3 bed duplex.

Accommodation

The property has the following floor areas measured on a GIA basis:

Floor/Unit	Building Type	sq ft	sq m
Ground	Development Potential	4,562	423.82
1st	Development Potential	722	67.08
Total		5,284	490.90

Terms

The property is offered freehold with vacant possession. Unconditional offers only.

Planning & Use

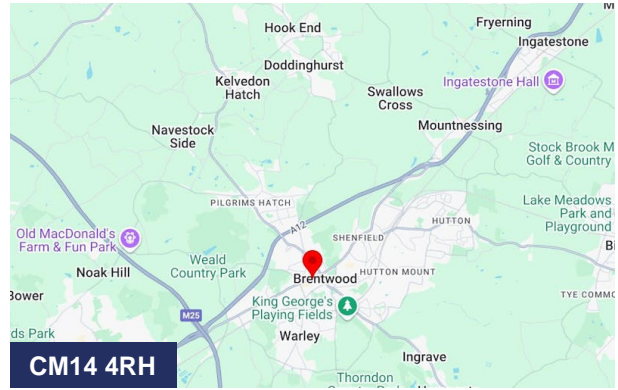
The property is a former retail unit. A planning consent (21/01440/FUL) is granted subject to a S106 Agreement, for the demolition of an existing rear structure and construction of 3 storey development comprising 13 residential units and ground floor commercial use. The proposed development will provide for two commercial units on the ground floor, one fronting the High Street and the other, fronting William Hunter Way to the rear.

VAT

Values added tax is applicable to the purchase price.

Legal Costs

Each party to bear their own legal costs



Summary

Available Size	5,284 sq ft
Price	£1,350,000
Rates Payable	£30,525 per annum
Rateable Value	£55,000
EPC Rating	D (81)

Viewing & Further Information

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