

86 High Street, Brentwood

CM14 4AP



To Let

7,945 sq ft
(738.11 sq m)

£70,000 per annum

Former Pub/Restaurant

- High Street Location
- Recently Refurbished
- Ground Floor - 2,593 sqft (241 sqm)
- Alternative Class E Uses considered

Location

The property is situated on the south side of Brentwood High Street. There are numerous national and local retailers, bars and eateries nearby. Brentwood Rail Station is approximately 10 minutes walk away which provides services to London's Liverpool Street and Stratford. The A12 and M25 (J28) are within 10 minutes drive from the High Street. Local parking is provided by pay & display car parks.

Description

The property has undergone some recent refurbishment following the departure of the former pub operator, and comprises part of a three storey building. The ground floor comprises the former pub, the first floor includes kitchen, WC's, staff and function areas and the 2nd floor additional staff area and storage.

Accommodation

The building is situated over three floors with the following areas:

Floor/Unit	sq ft	sq m
Ground	2,593	240.90
1st	2,664	247.49
2nd	2,688	249.72
Total	7,945	738.11

Terms

The property is offered as a whole on new FRI lease terms to be agreed.

Rent

£70,000 per year exclusive of business rates, utilities and building insurance.

Business Rates

Rateable Value £84,000

Planning and Use

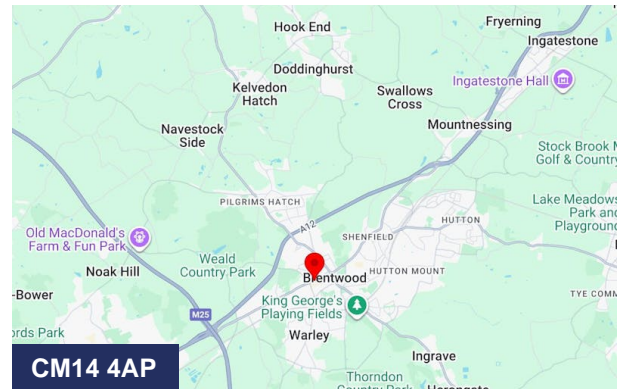
The property has operated previously as a Public House. Alternative uses will be considered. Interested parties are advised to seek planning advice regarding potential change of use.

VAT

Value added tax is not applicable to the rent

Legal Costs

Each party to bear their own legal costs.



Summary

Available Size	7,945 sq ft
Rent	£70,000 per annum
Rates Payable	£46,620 per annum
Rateable Value	£84,000
EPC Rating	C (57)

Viewing & Further Information

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