

12 High Street, Brentwood

CM14 4AE



To Let / For Sale

4,900 sq ft
(455.22 sq m)

£85,000 per annum
£1,500,000

- Prominent High Street Character Building
- Grade II Listed
- Private Car Park For Up To 10 Vehicles

High Street Retail/Office
Premises

Description

The property comprises a Grade II listed character building, c18th century. 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 up to 10. The ground floor is currently the main banking area with first and second floors comprising offices, training rooms and staff facilities. The basement is used for storage.

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.

Accommodation

The property has the following floor area measurements based on a net internal basis:

Floor/Unit	sq ft	sq m
Ground	2,500	232.26
Basement	600	55.74
1st	1,000	92.90
2nd	800	74.32
Total	4,900	455.22

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.

Planning and Use

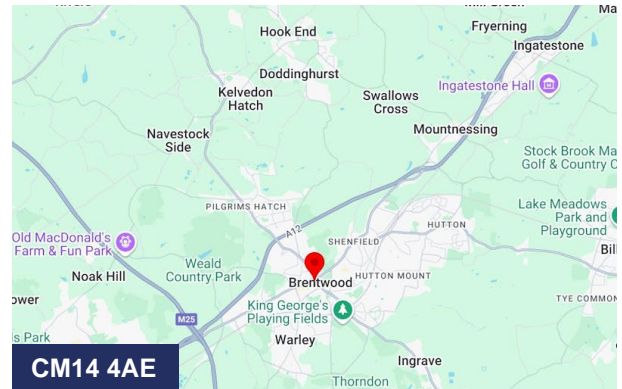
The property has been used for the purposed as a bank. Such use now falls into Class E however prospective buyers are advised to satisfy themselves that the property has the appropriate planning for their use. The building is Grade II listed. Listing reference - 1297234.

VAT

Value added tax is not applicable.

Legal Costs

Each party to bear their own legal costs



Summary

Available Size	4,900 sq ft
Rent	£85,000 per annum
Price	£1,500,000
Rates Payable	£5.24 per annum
Rateable Value	£51,500
EPC Rating	D (79)

Viewing & Further Information

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