

53-55 High Street, Brentwood

CM14 4RH



To Let

3,498 sq ft
(324.97 sq m)

- Prime High Street Position
- Suitable for a Variety of Class E Uses

Class E Retail Unit with First
Floor Ancillary Space

Location

The property is located on the north side of Brentwood High Street within the prime retail pitch. 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 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/Ponden Home.



Accommodation

The accommodation comprises the following gross internal areas:

Floor/Unit	sq ft	sq m
Ground	2,422	225.01
Ancillary	1,076	99.96
Total	3,498	324.97



Terms

The property is available on new lease terms to be agreed.

Rent

£75,000 per year exclusive, payable quarterly in advance

Planning & Use

All Class E uses considered.

Business Rates

The property is to be re-assessed for business rates

Value Added Tax

VAT will be applicable to the rent

Legal Cost

Each party to bear their own.

Summary

Available Size	3,498 sq ft
EPC Rating	D (81)

Viewing & Further Information

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