

141-147 High Street, Brentwood

CM14 4SA



To Let

2,577 sq ft
(239.41 sq m)

£60,000 per annum

New Ground Floor
Retail/Office/Showroom Unit

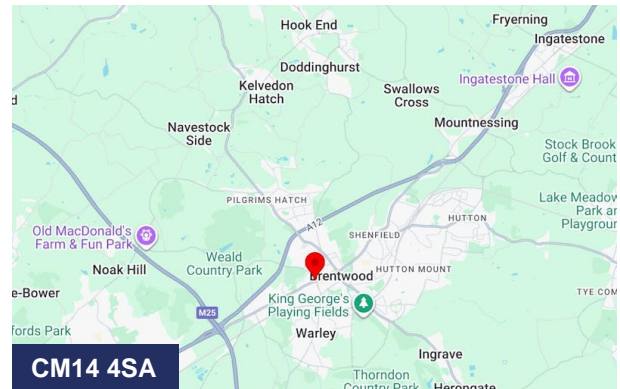
- High Street Location
- Prominent Position
- Suitable for a variety of Class E Uses
- Fitted to Shell specification

Description

The property forms the ground floor of a new commercial/residential mixed use development. The accommodation is mainly open plan including some supporting pillars, finished to shell specification leaving the occupier to fit out to suit their own design and specification.

Location

The property is prominently situated on the corner of Brentwood High Street and Weald Road and the western end of Brentwood High Street which includes many national and local retailers, restaurants, cafes and fitness operators. Sainsburys Supermarket is a short walk away. Brentwood rail station is within 5-10 minutes walk and the A12 and M25 (J28) are within 5 minutes drive away. Parking is available near to the property with pay & display and season ticket parking in William Hunter Way.



Accommodation

The unit has the following gross internal area:

Floor/Unit	sq ft	sq m
Ground	2,577	239.41



Terms

The property is available by way of a new lease on terms to be agreed.

Rent

£60,000 per annum exclusive.

Planning and Use

The property falls into Class E allowing it to be used for a range of uses including retail, offices, showroom, medical, leisure and health & fitness. Restaurant uses will not be permitted.

Energy Performance Certificate

The property has a current EPC rating of B but may be subject to adjustment.

Business Rates

To be assessed

VAT

Value added tax will be applicable to the rent

Legal Costs

Each party to bear their own legal costs



Summary

Available Size	2,577 sq ft
Rent	£60,000 per annum
Business Rates	Upon Enquiry
EPC Rating	B (29)

Viewing & Further Information

Mark Mannering

01277 289150 | 07896 768002

mark@mjmpropertyconsultants.co.uk