

6a High Street, Brentwood

CM14 4AB



To Let

1,162 sq ft
(107.95 sq m)

£35,000 per annum

Class E Retail Unit

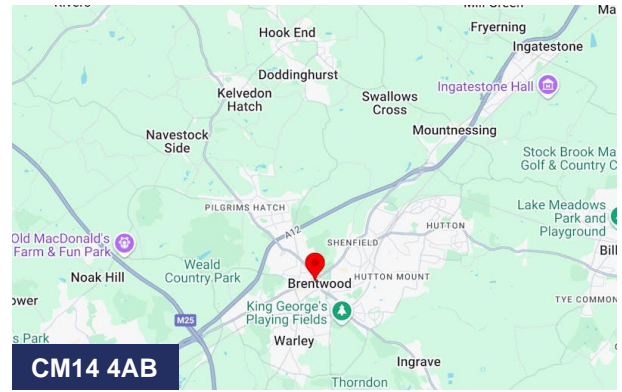
- High Street Location
- New lease available
- Suitable for a variety of Class E Uses

Location

The property is situated on the south side of Brentwood High Street, at its northern end, close to the 'Wilson's Corner' junction with Ingrave Road (A128).

Surrounding occupiers include Bairstow Eves, Nationwide, Halifax, and nearby major occupiers include JD Weatherspoon's, Pizza Express, and M&S.

The rail station (Elizabeth Line) is approx. 10 minutes walk away and the main bus stops for the High Street are within a few metres of the property. The A12, A127 and M25 (J28) are within 10 minutes' drive.



Description

A mid-terraced ground floor retail unit including WCs and storage

Accommodation

Floor/Unit	sq ft	sq m
Ground	1,162	107.95



Terms

Available on a new effectively full repairing and insuring lease, on terms to be agreed.

Rent

£35,000 per annum exclusive of service charge, rates, utilities, building insurance and VAT.



Service Charge

A service is applicable. Further details available.

Planning and Use

Use Class E. Restaurant and Hot Food Take-away uses will not be permitted

VAT

VAT is applicable to the rent and service charge.

Legal Costs

Each party to bear their own legal costs.

Summary

Available Size	1,162 sq ft
Rent	£35,000 per annum
Rates Payable	£14,346.25 per annum
Rateable Value	£28,750
Service Charge	Details on request
EPC Rating	C (65)

Viewing & Further Information

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