

63 High Street, Brentwood

CM14 4RH



To Let

2,709 sq ft

(251.67 sq m)

£60,000 per annum

Prime High Street Retail Unit

- Grade II Listed Building
- Double Retail Frontage
- Allocated Parking to Rear
- First Floor Storage
- 0.6 Miles From Brentwood Rail Station (Elizabeth Line)
- 2 Miles From M25/A12

Location

The property occupies a prime and prominent position mid way along the north side of Brentwood High Street. Neighbouring retailers include Tesco Express, Boots, Sainsburys, Costa Coffee, Marks & Spencer and Burger King. Brentwood benefits from excellent access to the motorway network being located 2 miles from junction 28 of the M25 & A12. Brentwood train station is located 0.6 miles from the property providing frequent services into London via the Elizabeth Line.



Description

A Grade II Listed ground floor retail unit with rear and first floor stores. The property benefits from a double frontage to Brentwood's High Street. There is rear access from William Hunter Way which provides for two allocated parking spaces. The building includes WC's and a small kitchen area.

Accommodation

The accommodation comprises the following areas net internal areas:

Description	sq ft	sq m
Sales Area	1,495	138.89
Rear Stores	586	54.44
First Floor Store	628	58.34
Total	2,709	251.67



Terms

New lease terms to be agreed.

Rent

£60,000 per annum exclusive.

Planning/Use

Use Class E

Value Added Tax

We understand the property is not elected for VAT.

Legal Costs

Each party to bear their own legal costs.

AMLR

In line with current Anti-Money Laundering Regulations, all prospective tenants or purchasers will be required to provide satisfactory identification and verification documentation before any offer can be accepted. We may undertake electronic checks to comply with these obligations.

Summary

Available Size	2,709 sq ft
Rent	£60,000 per annum
Rates Payable	£21,457 per annum
Rateable Value	£43,000
EPC Rating	C (54)

Viewing & Further Information

Mark Mannerling

01277 289150 | 07896 768002

enquiries@mjmpropertyconsultants.co.uk

