

40B High Street, Brentwood

CM14 4AJ



To Let

1,355 sq ft
(125.88 sq m)

£60,000 per annum

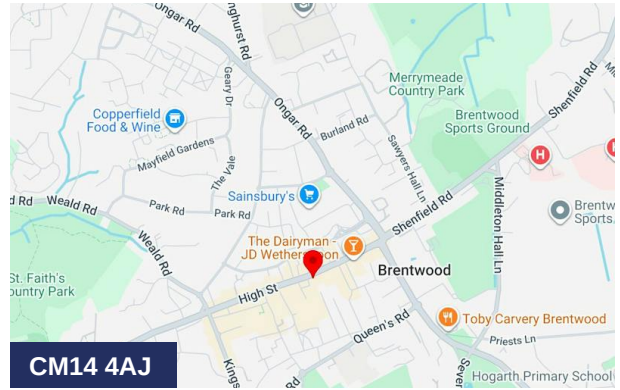
Class E Unit

- Next to New 'Greggs' Store
- Prime High Street Position
- New Lease
- Affluent Location

Location

Centrally located in a prime position on the south side of Brentwood High Street. Formerly Pandora Jewellers the unit is adjacent to the new Greggs store, Holland & Barrett and Starbucks and opposite Boots. Other nearby occupiers in the High Street include Marks & Spencer and Tesco Express.

Brentwood is an affluent commuter town with the High Street being a short walk from Brentwood Station (Elizabeth Line) and a short drive from the M25 and A12.



Description

The property comprises a ground floor retail unit plus first floor staff accommodation including WC/Kitchen area and stores/office.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground Floor	1,079	100.24
Staff & Ancillary	276	25.64
Total	1,355	125.88



Terms

The property is to be offered on a new FRI lease on terms to be agreed.

EPC

A new EPC is awaited

Planning & Use

Class E uses considered



VAT

Value added tax is applicable to the rent.

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.

Administration fee

Upon terms being agreed, and prior to Solicitors being instructed, the prospective tenant or purchaser must pay an administrative fee of £250 + VAT to MJM Property Consultants. This fee covers all associated administrative costs, including any referencing fees incurred.

Summary

Available Size	1,355 sq ft
Rent	£60,000 per annum
Rates Payable	£10,600.50 per annum
Rateable Value	£27,750
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Viewing & Further Information

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