104 High Street, Brentwood

CM14 4AP



For Sale

3,382 sq ft
(314.20 sq m)
Price on application

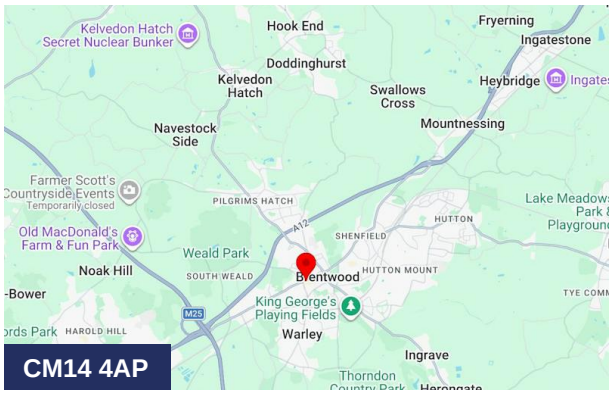
Mixed Use Investment & Re-Development Opportunity

- Permitted Class MA use for 4 self-contained flats
- Potential for additional floor (STP)
- High Street location
- Close to Public Car Parks
- Brentwood Railway Station within walking distance

mjmpropertyconsultants.co.uk
01277 289150

Location

The property is located at the western end of Brentwood High Street, situated between Papa John's and Subway. Within the High Street are numerous national and local retailers, bars and restaurants. Brentwood Rail Station is 10 minutes walk away providing services to London's Liverpool Street and Stratford. The A12 and M25 (J28) are within a 10 minute drive. Access to the upper floors is from the rear via Hart Street.



Accommodation

The whole building comprises the following

Floor/Unit	Description	sq ft	sq m
Ground	Let to Restaurant Operator	1,137	105.63
1st	Vacant Office	1,098	102.01
2nd	Vacant Office	1,147	106.56
Total		**3,382**	**314.20**





Description

The property comprises a ground floor restaurant with two vacant floors above formerly used as offices. The ground floor is held on a lease for a term of 20 years from February 2025, subject to breaks in 2030 and 2035. Passing rent - £30,000 pax. The upper floors were previously used as offices and are now vacant.

Planning & Use

The property has Class MA permitted development rights for 4 residential units (Class C3) units (2 x 2 bed units and 2 x 1 bed units) on the 1st and 2nd floors. Application 26/00972/PNCOU. The property has potential for a further floor subject to planning. The ground floor operates as a restaurant under Use Class E.

Terms

The property is offered freehold subject to the lease on the ground floor.

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 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	3,382 sq ft
Price	Price on application
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	C (63)

Viewing & Further Information

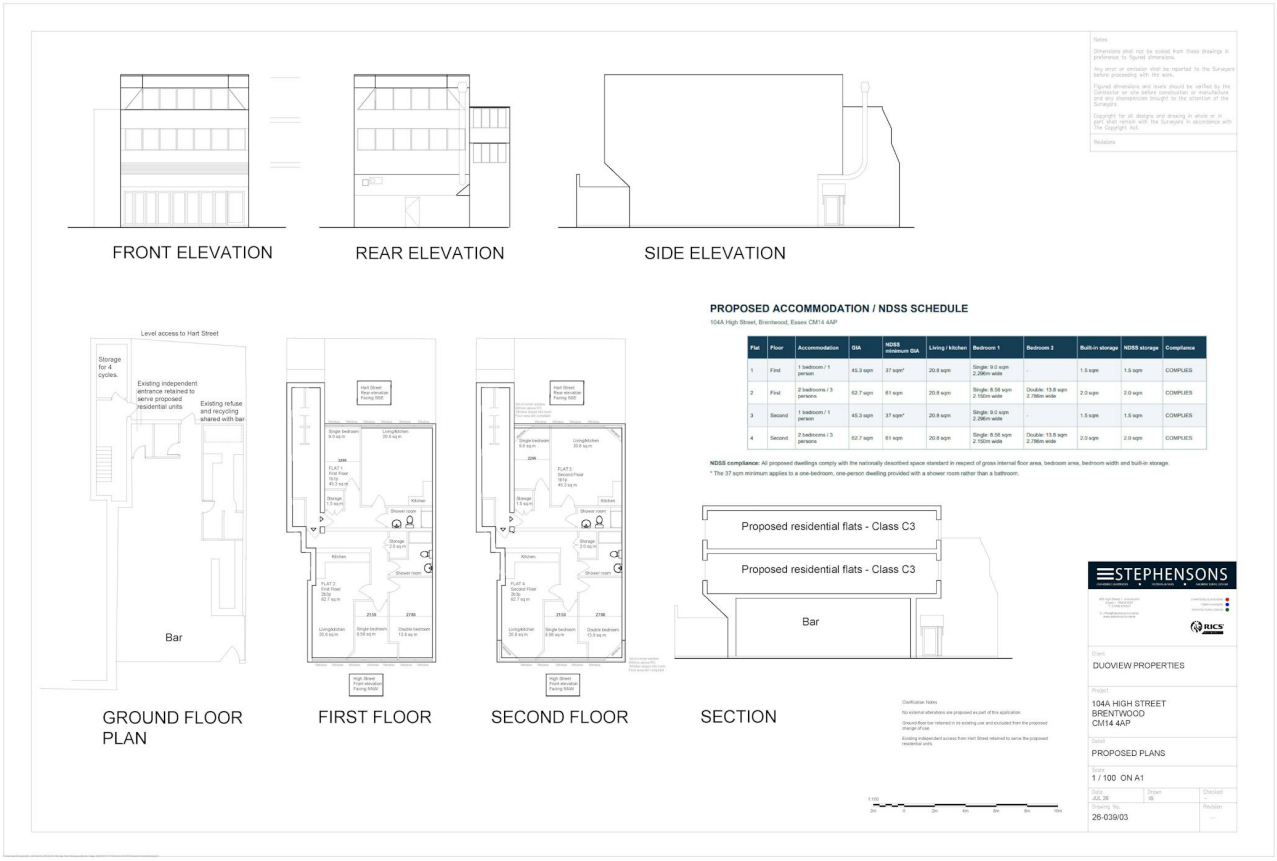
Mark Mannering
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Regulated by RICS

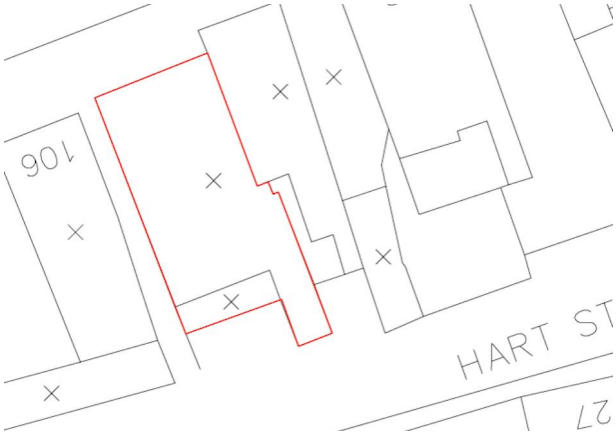
MJM Property Consultants Ltd give notice that these particulars are set out as a general outline only for the guidance of intending purchasers or tenants, correct to the best of our knowledge and do not constitute any offer or form of contract. No warranty is given in relation to the condition of the property or implied in relation to utilities and electrical, mechanical or other equipment. Prospective purchasers or tenants are strongly advised to obtain professional property and legal advice in relation to this property before entering into any contract.
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FRONT ELEVATION
REAR ELEVATION
SIDE ELEVATION
PROPOSED ACCOMMODATION / NDSS SCHEDULE
104A High Street, Brentwood, Essex CM14 4AP
Flat
Floor
Accommodation
GIA
NDSS minimum GIA
Living / kitchen
Bedroom 1
Bedroom 2
Built-in storage
NDSS storage
Compliance
1 First 1 bedroom / 1 person 45.3 sqm 37 sqm* 20.8 sqm Single: 9.0 sqm 2.296m wide - 1.5 sqm 1.5 sqm COMPLIES
2 First 2 bedrooms / 3 persons 62.7 sqm 61 sqm 20.8 sqm Single: 8.56 sqm 2.152m wide Double: 13.8 sqm 2.786m wide 2.0 sqm 2.0 sqm COMPLIES
3 Second 1 bedroom / 1 person 45.3 sqm 37 sqm* 20.8 sqm Single: 9.0 sqm 2.296m wide - 1.5 sqm 1.5 sqm COMPLIES
4 Second 2 bedrooms / 3 persons 62.7 sqm 61 sqm 20.8 sqm Single: 8.56 sqm 2.152m wide Double: 13.8 sqm 2.786m wide 2.0 sqm 2.0 sqm COMPLIES
NDSS compliance: All proposed dwellings comply with the nationally described space standard in respect of gross internal floor area, bedroom area, bedroom width and built-in storage.
* The 37 sqm minimum applies to a one-bedroom, one-person dwelling provided with a shower room rather than a bathroom.
Level access to Hart Street
Storage for 4 cycles.
Existing independent entrance retained to serve proposed residential units
Existing refuse and recycling shared with bar
Bar
GROUND FLOOR PLAN
FIRST FLOOR
SECOND FLOOR
Proposed residential flats - Class C3
Proposed residential flats - Class C3
Bar
SECTION
STEPHENSONS
DUOVIEW PROPERTIES
104A HIGH STREET
BRENTWOOD
CM14 4AP
PROPOSED PLANS
1 / 100 ON A1
JUL 26
26-039/03




106
HART ST