

SUBJECT TO VACANT POSSESSION RETAIL UNIT TO LET

BRENTWOOD, 48 High Street, Essex CM14 4AN



Location

Brentwood is an affluent Essex town with excellent connections to Central London, which will improve with the arrival of **Cross Rail** in 2019. The town has a primary catchment of 70,000 people and a social structure of **68% ABC1s** (Census Data 2011).

The subject property is located in a prominent position on the High Street, opposite the newly refurbished development pre-let to **Bill's Restaurant** and **Costa Coffee**. Other nearby retailers on the High Street include **M&S**, **New Look**, **Fat Face** and **Waterstones**.

Description

Ground floor retail shop with first floor ancillary. Approximate areas and dimensions are as follows:

Accommodation

Gross Frontage	33' 2"	10.10 m
Net Frontage	28' 8"	8.74 m
Ground Floor	2,720 sq ft	252.50 sq m
First Floor	1,115 sq ft	103.50 sq m
Total	3,835 sq ft	356.00 sq m

Key Features

- A1 Retail Unit
- Prime Location on the High Street
- Affluent Market/Commuter Town

Viewing

By appointment via this office:

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Terms

Effectively full repairing and insuring lease for a term to be agreed, subject to five yearly upward only rent reviews.

Rent

£90,000 per annum exclusive of VAT, business rates, service charge and all other outgoings. Rent is payable quarterly in advance on the usual quarter days. VAT is applicable.

Rates

We are verbally informed by the Local Rating Authority that the current Rateable Value of the shop is £64,000 and the rates payable are £31,552 pa. The UBR for 2018/2019 is 49.3p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

EPC

An EPC is available on request.

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Not to scale.

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