# SUBJECT TO VACANT POSSESSION RETAIL UNIT TO LET

# BRENTWOOD, 48 High Street, Essex CM14 4AN



## **Key Features**

#### • A1 Retail Unit

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

#### Viewing

## By appointment via this office:

## **Charlie Reid**

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#### **CBRE Limited**

Henrietta House, Henrietta Place London W1G 0NB

www.cbre.co.uk/retail Date of Issue 18-May-2018

#### 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
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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
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.

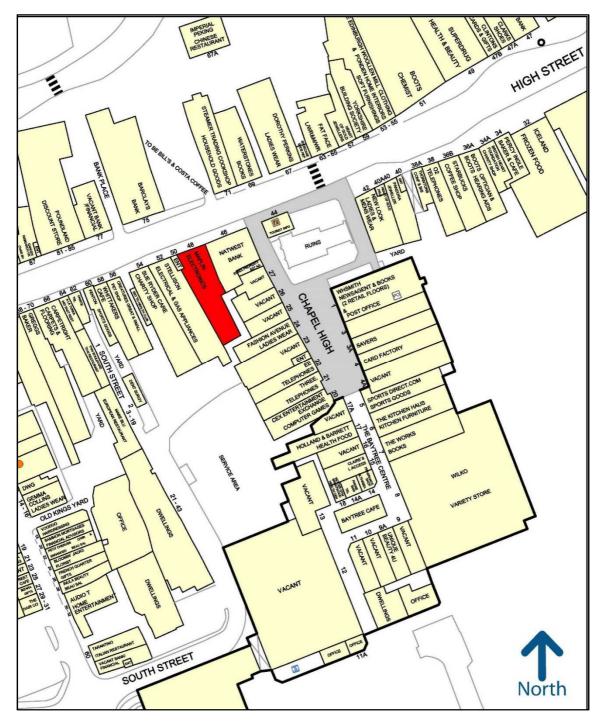
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Not to scale.

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