

10 HIGH STREET, BRENTWOOD, ESSEX, CM14 4AB

TO LET - HIGH STREET RESTAURANT/RETAIL PREMISES (WITH OPTION TO INCLUDE 2 x FIRST FLOOR FLATS)

2,142 sq.ft (199.00 m²)



Location

The premises occupy a prominent trading position at the eastern end of Brentwood High Street. Neighbouring major retailers include Next, Marks & Spencer, Monsoon/Accessorize, Bairstow Eves and Halifax as well as a range of restaurants and bars including Weatherspoons, Wildwood and Giggling Squid. Brentwood is an attractive and affluent commuter town lying approx. 2 miles from the M25 (J28) at its junction with the A12.

Accommodation

The property comprises a character building and former Pub. Formerly occupied by KFC, the property's retail area is situated over ground floor including staff facilities and kitchen area. There is a basement area and a rear outbuilding store situated within a small yard area which is exclusive to the property and serviced from the rear and provides for parking.

Also accessed via the rear yard are 2 self-contained 1 bedroom, first floor flats which are available with vacant possession and can be included within the lease. The accommodation is as follows:

Ground Floor retail/restaurant area (GIA)	2,142 sq.ft (199.00 m ²)
Basement	675 sq.ft (62.71 m ²)
Outbuilding/Store	340 sq.ft (31.59 m ²)
2 x 1 bed self-contained flats	

Terms

The property is to be offered on new lease terms to be agreed. The first floor flats can be included within the lease if required.

Rent

£65,000 per annum exclusive of rates, utilities, building insurance and VAT. If the 2 flats are included the rent will be £80,000 pax.

Rates

Rateable Value	£55500
UBR (2019/2020)	£0.504
Rates Payable	£27972
Prospective tenants are advised to check with Brentwood Borough Council regarding their business rates liabilities	

Energy Performance Asset Rating

EPC Awaited

Legal Costs

Each party to bear their own legal costs

VAT

Value added tax is applicable to the rent

Viewing & Further Information

Viewings strictly by prior arrangement with joint sole agents Mass & Co and Nicholas Brett

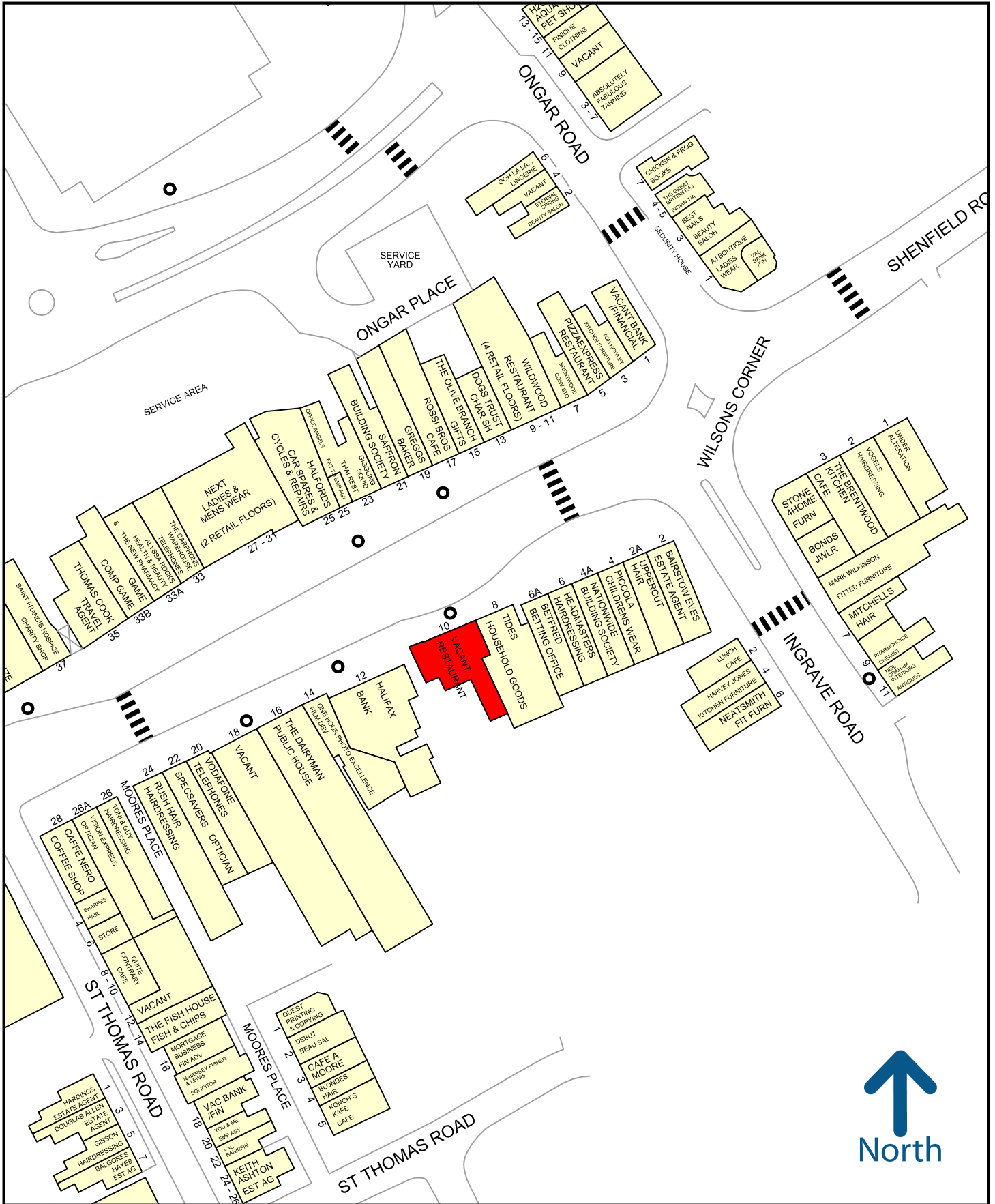
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50 metres

Experian Goad Plan Created: 03/06/2019
Created By: Mass and Co

