



99 High Street, Brentwood, Essex, CM14 4RR

Location

The property is located in the heart of Brentwood immediately adjacent to Nando's and Robert Dyas and the famous Sugar Hut Bar. Other restaurants and bars in the vicinity include Zizzi and O'Neil's.

[Google Street View](#)

Description

We understand the gross approximate areas to be as follows:

Ground Floor	358 sq m	3,856 sq ft
First Floor	78 sq m	843 sq ft
Second Floor	69 sq m	743 sq ft
Total	505 sq m	5,442 sq ft

Tenure

Freehold offers are being sought in the region of £2,000,000

NB: There are occupational tenants for the ground at an ERV of £90,000 - £100,000 pa range

Planning

The unit benefits from A3 planning and the council have advised that 6/7 Residential apartments can be built over the upper floors.

Further Details

An EPC has been commissioned and can be made available on request.

Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable and possession will be available upon completion of legal formalities.

Viewing is strictly by prior appointment with sole agent
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